

FOR LEASE

1255 HAYES LN | NORTH LIBERTY, IA 52317



JOSH SEAMANS, CCIM
Senior Vice President
+1 319 213 4884
jseamans@iowaca.com

GABE GOLBERG
Associate
+1 319 538 8213
ggolberg@iowaca.com

2720 1st Ave NE, Suite 212 | Cedar Rapids, IA | +1 319 229 1003 | iowacommercialadvisors.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

 **CUSHMAN &
WAKEFIELD**
Iowa Commercial Advisors

THE PROPERTY

1255 HAYES LN | NORTH LIBERTY, IA



Iowa Commercial Advisors



1,250 - 4,885 SF AVAILABLE



BASE RENT
END CAP: \$39.95 PSF NNN
IN-LINE: \$38.95 PSF NNN



ESTIMATED OPEX
\$14.95 PSF

HIGHLIGHTS

- New retail development along the heavily traveled Penn Street in North Liberty
- Delivery - October 2024, in vanilla box condition - contact agent for details
- Development includes 32,000 SF Pizza Ranch & Entertainment Center with a bowling center attached
- The Palestra, a 33,600 SF recreation building with indoor basketball and volleyball courts is adjacent to the subject property
- Surrounded by dense residential developments - including Solomon's landing with 119 single family homes and 396 multi-family units
- North of the property is a proposed ~40 acre soccer complex
- Within minutes from Interstate 380



AERIAL

1255 HAYES LN | NORTH LIBERTY, IA



Iowa Commercial Advisors

DEMOGRAPHICS

	5 Min Drive Time	10 Min Drive Time	15 Min Drive Time
Population	18,274	28,834	53,622
AVG. HH Income	\$126,298	\$128,368	\$131,708
Total Households	8,784	13,604	25,421
Daytime Population	9,327	16,326	31,507



54,400 VPD

14,400 VPD

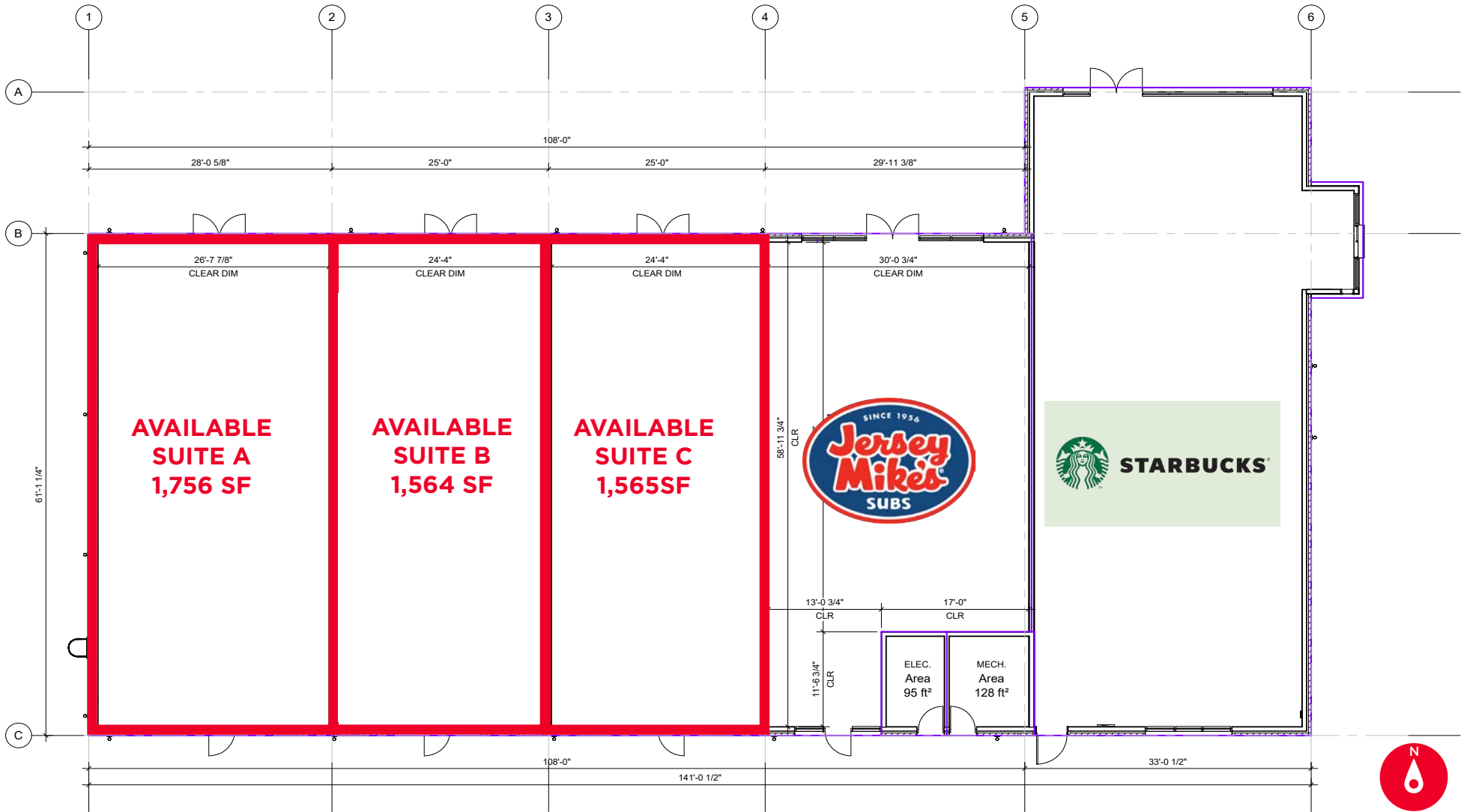
SITE

FLOOR PLAN

1255 HAYES LN | NORTH LIBERTY, IA



Iowa Commercial Advisors



RENDERINGS

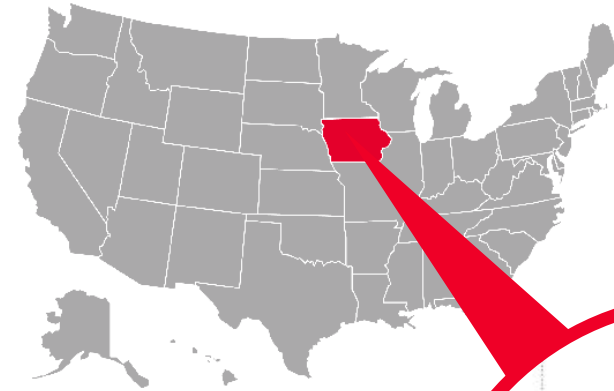
1255 HAYES LN | NORTH LIBERTY, IA



THE MARKET

ICR IOWA

NORTH LIBERTY is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.



729,401

WORKFORCE
POPULATION



8.9%

EMPLOYMENT
GROWTH RATE

7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington



95%

EDUCATIONAL
ATTAINMENT



36

MEDIAN
AGE

487,106
POPULATION

\$1,227,628,806
ANNUAL GOODS EXPORT

36,816,284
300 MILE POPULATION



IOWA RANKED #1
OVERALL BEST
STATE



#2 BEST COST OF
DOING BUSINESS