

Retail Space For Lease

New Construction Retail

Tower Terrace Road, Marion, IA



Contact Information:

Adam Gibbs, SIOR
Broker Associate
319.731.3415
agibbs@gldcommercial.com

Dave Drown, CCIM, SIOR
Broker Associate
319.731.3411
ddrown@gldcommercial.com

Angie Glick
Commercial Realtor
319.731.3409
angie@gldcommercial.com

427 First Street SE, Suite 200
Cedar Rapids, IA 52401
Fax: 319.731.3434
www.gldcommercial.com

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Property Highlights

Location

This property is located on the newly expanded Tower Terrace Road in the heart of a rapidly growing retail district.

Traffic Counts

Approximately 6,000 vehicles daily on 10th Street at the Tower Terrace Road intersection and 4,000 vehicles daily on Alburnett Road at the Tower Terrace Road intersection.

Area Development

	1 mile	3 miles	5 miles
2017 Est Population	7,273	53,505	93,515
2017 Est Households	2,792	21,871	39,849
2017 Est Avg HH Income	\$94,844	\$89,879	\$85,910

New housing continues to develop in the surrounding area. Linn Mar 10th Street campus students and staff total nearly 2,900 people.

Details

Building Size: 10,500 SF
 Year Built: 2018
 Zoning: C-3
 Possession: Spring 2019

Available For Lease

10,500 SF

Lease Rate

\$18.95/SF NNN
 Price includes vanilla box space. Owner will consider amortization of tenant improvements.

Estimated CAM

\$5.00/SF

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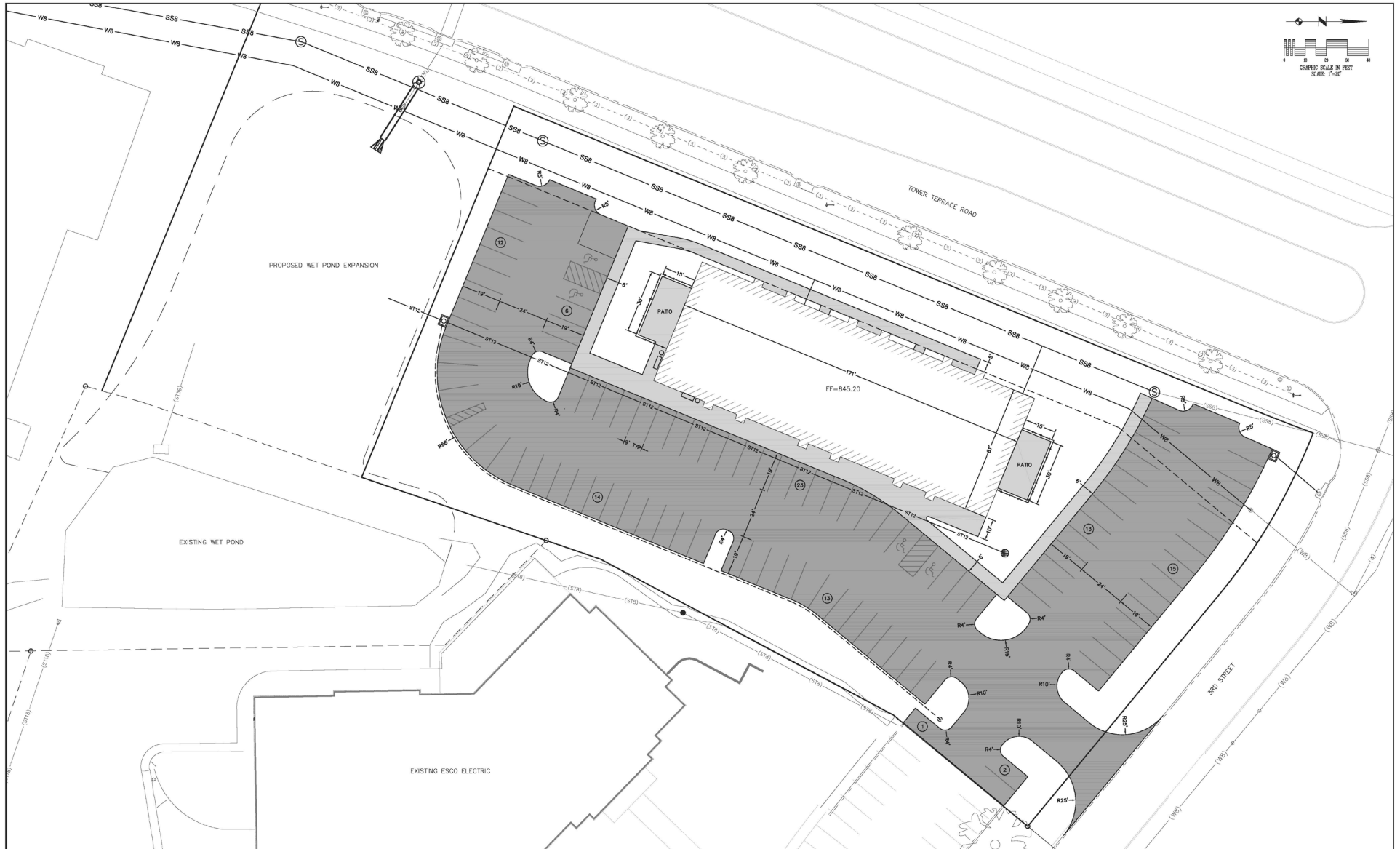
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DRAWN BY: CJZ CHECKED BY: BDV APPROVED BY: BDV DATE: 04/11/18 FIELD BOOK: --- NO.	REVISION DESCRIPTION APPROVED DATE		HALL & HALL ENGINEERS, INC. <small>LICENSED PROFESSIONAL ENGINEERS STATE OF IOWA</small> <small>CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE LAND SURVEYING • LAND DEVELOPMENT PLANNING</small>	STONEFIELD COMMERCIAL IN THE CITY OF MARION, LINN COUNTY, IOWA	OVERALL UTILITY AND SITE PLAN	SHEET C3.0 PROJECT NO: 10578
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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

Ownership entity includes a licensed Realtor.

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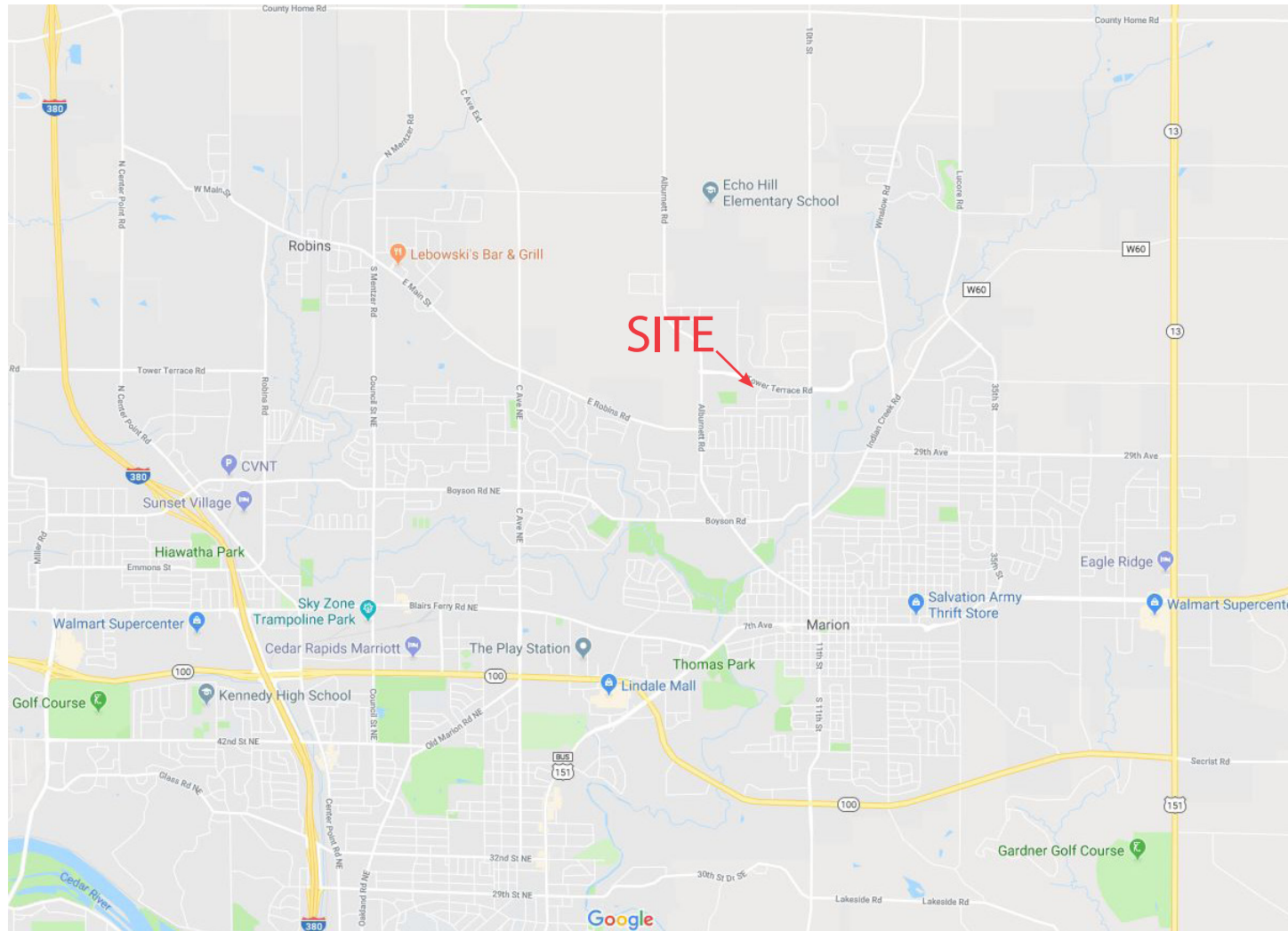
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