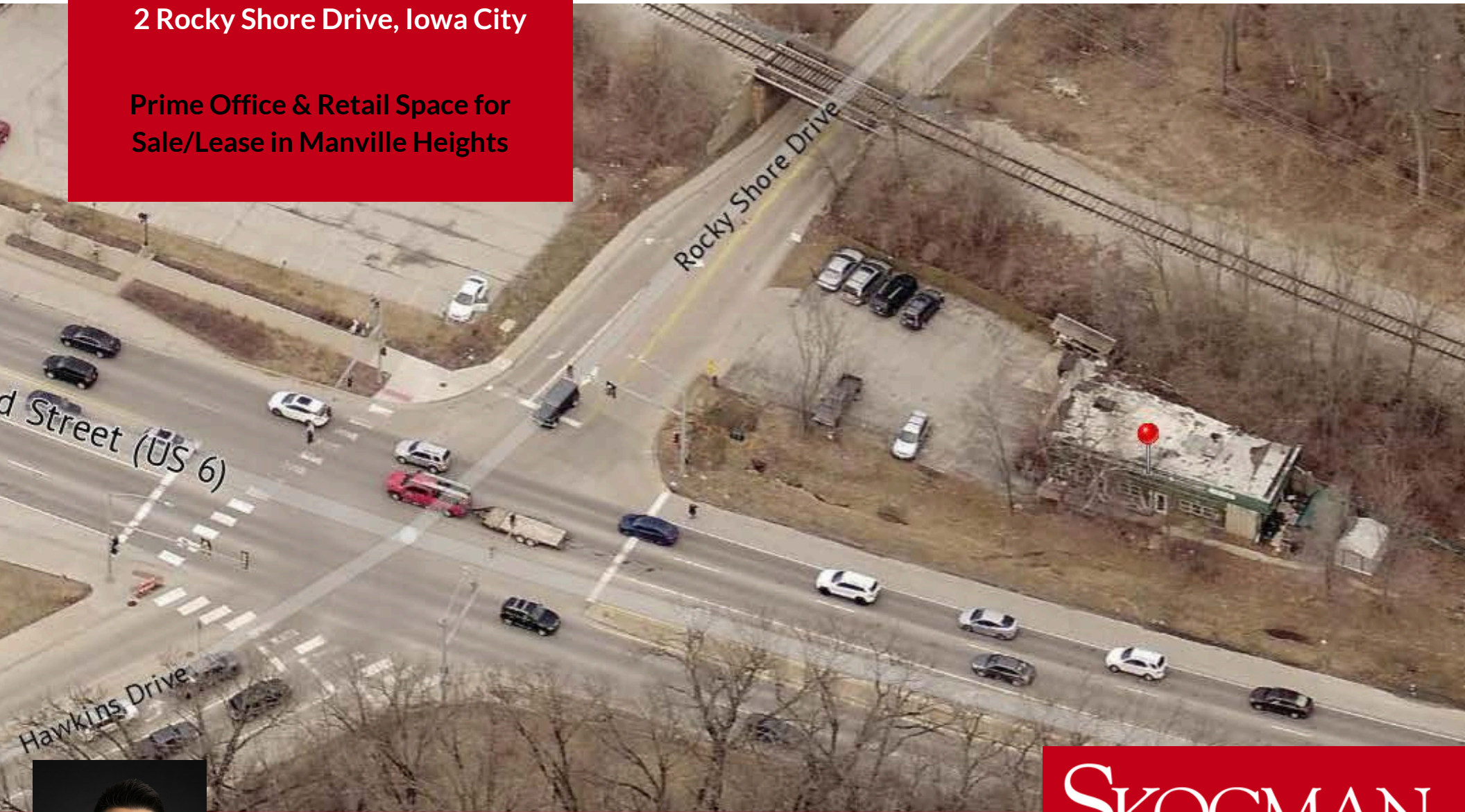


# FOR SALE OR LEASE

2 Rocky Shore Drive, Iowa City

Prime Office & Retail Space for  
Sale/Lease in Manville Heights



**Kevin Sun, REALTOR®**

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## Offering Summary

Sale Price	\$550,000
Lease Price	\$26 per SF
Size	1,482 SF
VPD	+22,000
Zoning	CO-1

## Property Overview

This stand-alone commercial property offers 1,482 sq. ft. of versatile space, perfectly suited for professional offices, medical offices, or professional services, with some retail opportunities available upon special exception approval. Strategically located in the highly sought-after Manville Heights neighborhood, the property boasts high visibility and a high traffic count, making it ideal for businesses seeking maximum exposure.

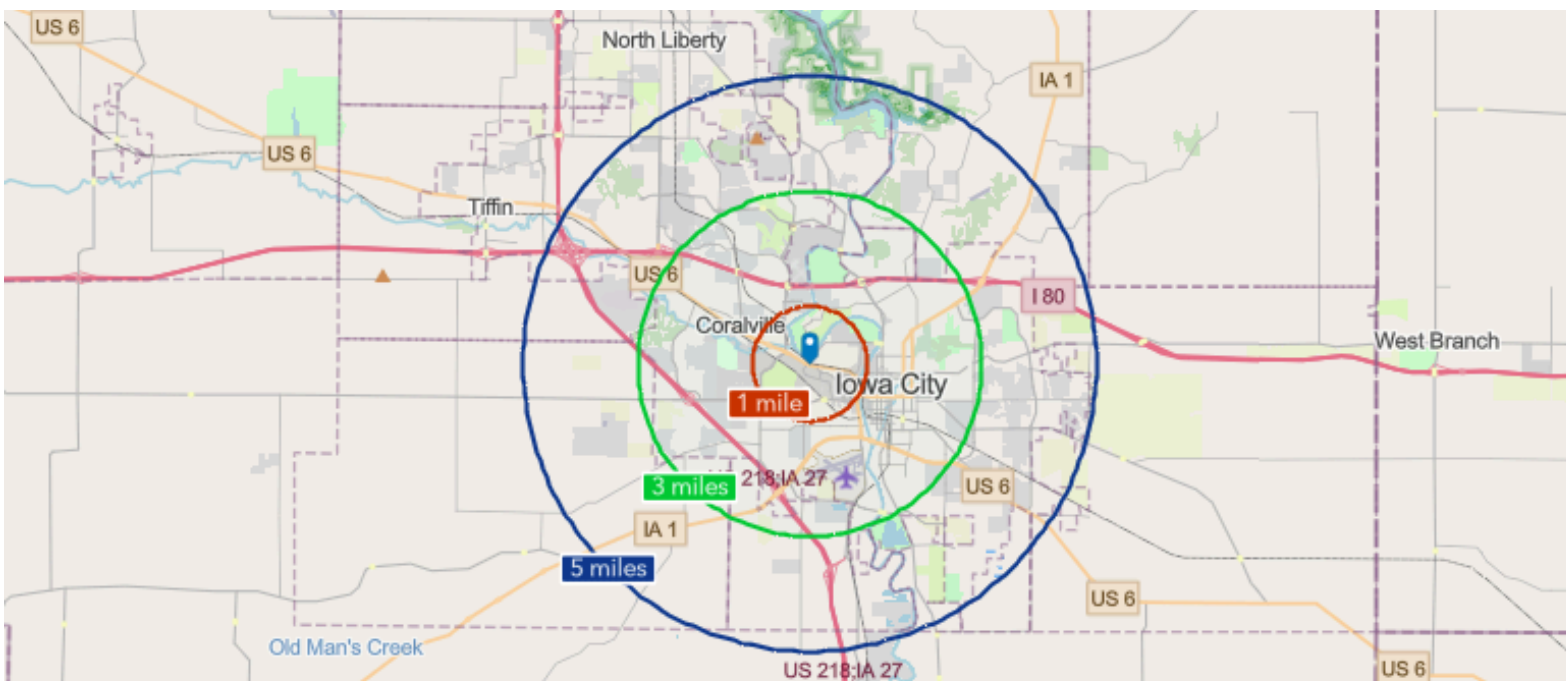
## Key Features

- High Visibility & Signage
- Stand-alone Building
- Approx. 16 On-Site Parking Spaces
- Close Proximity to University of Iowa Hospital, VA Hospital, Carver Arena, and Kinnick Stadium
- Walking Distance to Various Amenities
- Flexible Layout for Offices & Retail Spaces

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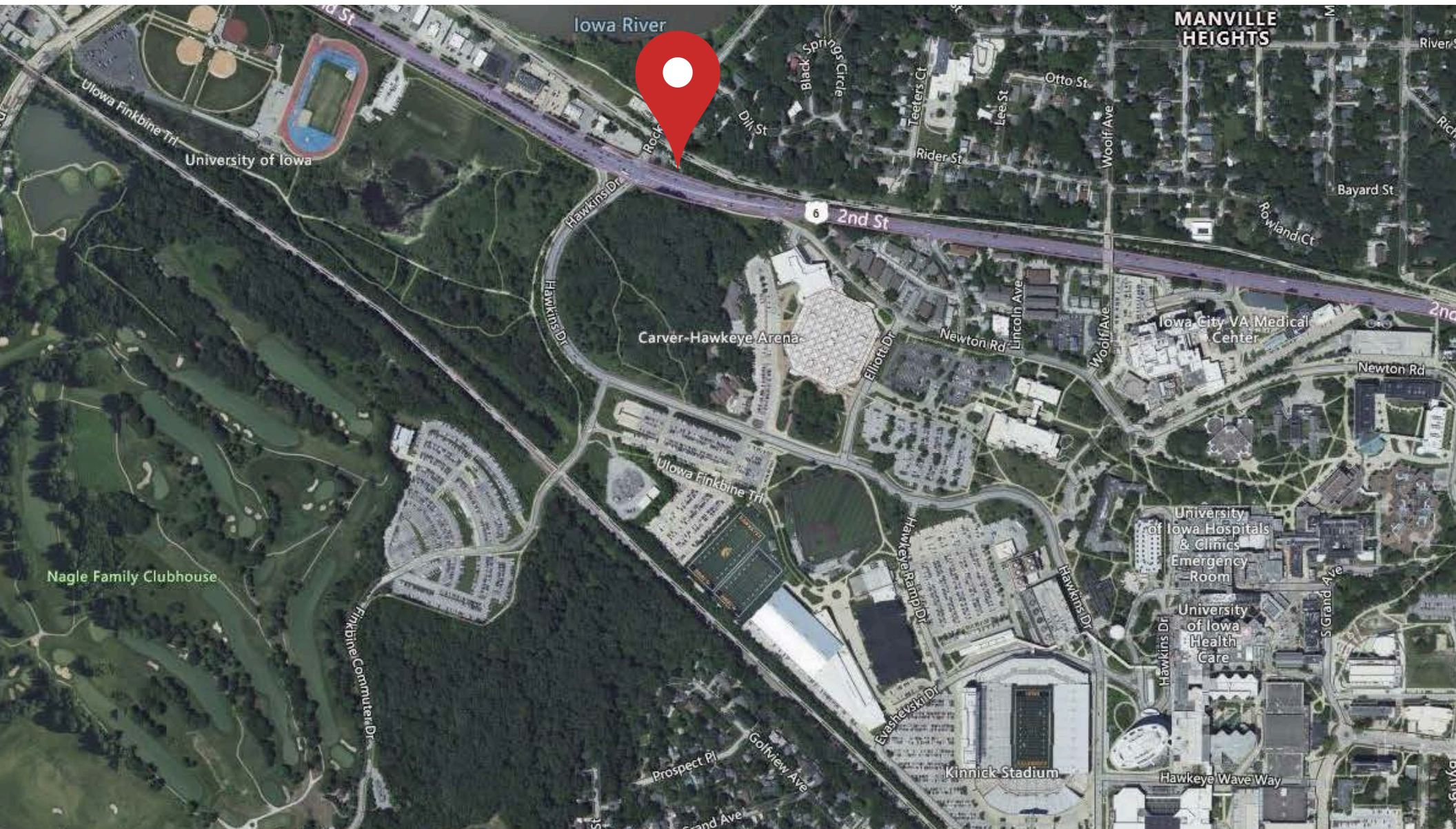
2 Rocky Shore Dr, Iowa City	1 mile	3 miles	5 miles
2024 Total Population	9,333	76,694	110,865
2024 Median Age	26.0	27.6	29.8
2024 Total Daytime Population	38,404	100,303	130,018
2024-2029 Growth Rate: Population	0.55%	0.82%	0.94%
2024 Total Households	3,572	31,885	45,568
2024 Median Household Income	\$51,482	\$56,162	\$66,696
2024 Median Disposable Income	\$43,396	\$47,982	\$54,967
2024 Health Care	\$21,640,173	\$181,878,945	\$287,251,895
2024 NAICS 44-45,722 Expenditures	\$97,112,079	\$764,318,465	\$1,180,552,045

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