



FOR SALE

2nd St

2.2 Acres m/l

6th St

605 2ND STREET, CORALVILLE

\$2,950,000

2.2 acres of commercial development land on the Coralville Strip (Hwy 6 at 6th Ave) at 605 2nd Street. The zoning is C-PUD2/C2 and is ideal for a project with first floor retail/commercial uses and 5-floors of condo/apartments above. The 2025 daily traffic count in front of this site is 27,200 cars per day with the site at a hard corner with traffic light. All utilities are to the site and a Phase II site assessment has been performed and is attached. The City requirements are in Addendum..

Price:

\$2,950,000

Zoning:

C-PUD2 / C2

Total Acreage:

2.2 Acres

Traffic Count:

27,200 cars on 2nd St per day


Directions:

At the northwest corner of 2nd St and 6th Ave.

Information deemed reliable, but not guaranteed.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team


 319-331-6187

 Jeff@icrealestate.com

 www.icrealestate.com

Carmen Krueger, Realtor®

Jeff Edberg Team

 319-330-4927

 carmen@icrealestate.com

 www.icrealestate.com

LKR
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd
Iowa City, IA 52246

605 2ND STREET, CORALVILLE
\$2,950,000

FOR SALE



Jeff Edberg, CCIM, SIOR
Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Carmen Krueger, Realtor®
Jeff Edberg Team

📞 319-330-4927









✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

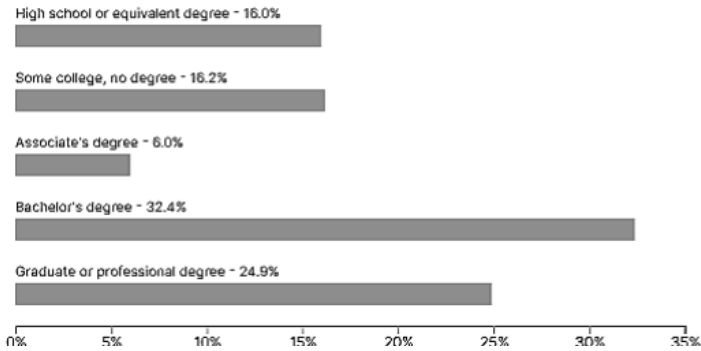
LKR
LEPIC-KROEGER, REALTORS®

605 2ND STREET, CORALVILLE
\$2,950,000

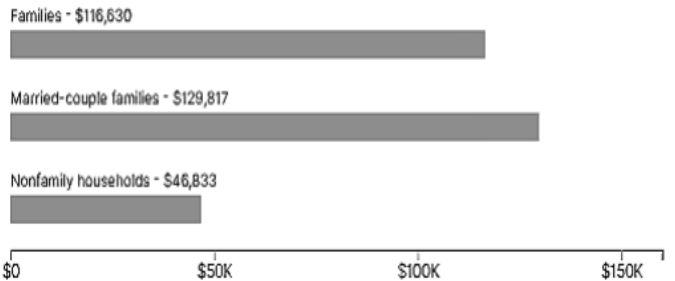
FOR SALE

 <p>Populations and People Total Population 22,318 <i>P1 2020 Decennial Census</i></p>	 <p>Income and Poverty Median Household Income \$66,508 <i>S1901 2023 American Community Survey 5-Year Estimates</i></p>
 <p>Education Bachelor's Degree or Higher 57.3% <i>S1501 2023 American Community Survey 5-Year Estimates</i></p>	 <p>Employment Employment Rate 68.2% <i>DP03 2023 American Community Survey 5-Year Estimates</i></p>
 <p>Housing Total Housing Units 10,408 <i>H1 2020 Decennial Census</i></p>	 <p>Health Without Health Care Coverage 4.7% <i>S2701 2023 American Community Survey 5-Year Estimates</i></p>
 <p>Families and Living Arrangements Total Households 9,777 <i>DP02 2023 American Community Survey 5-Year Estimates</i></p>	 <p>Race and Ethnicity Hispanic or Latino (of any race) 1,555 <i>P9 2020 Decennial Census</i></p>

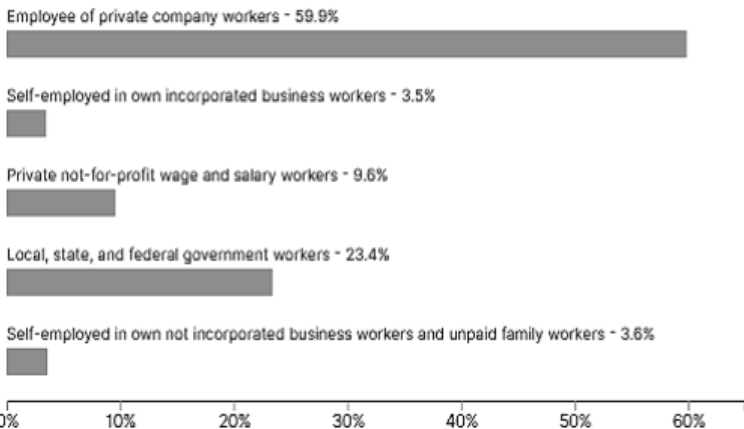
Education Attainment (Population 25 Years and Older)
 in Coralville city, Iowa



Median Income by Types of Families
 in Coralville city, Iowa

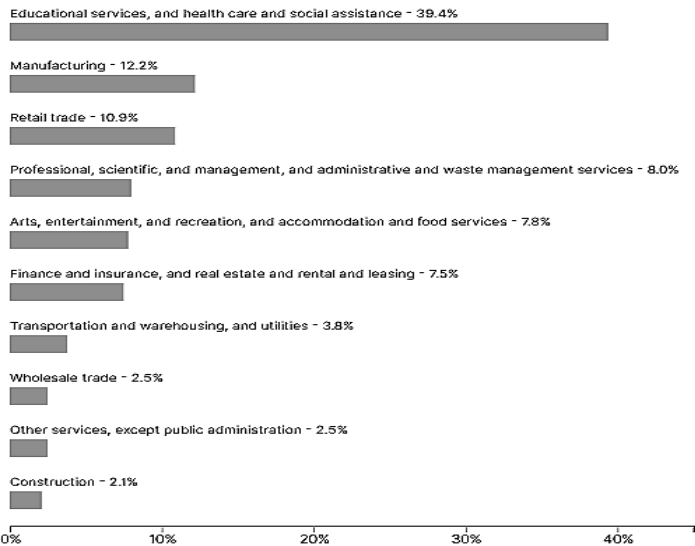


Class of Worker
 in Coralville city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and Ov...
 in Coralville city, Iowa



United States[®]
Census
 Bureau

Jeff Edberg, CCIM, SIOR
 Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Carmen Krueger, Realtor®
 Jeff Edberg Team

📞 319-330-4927

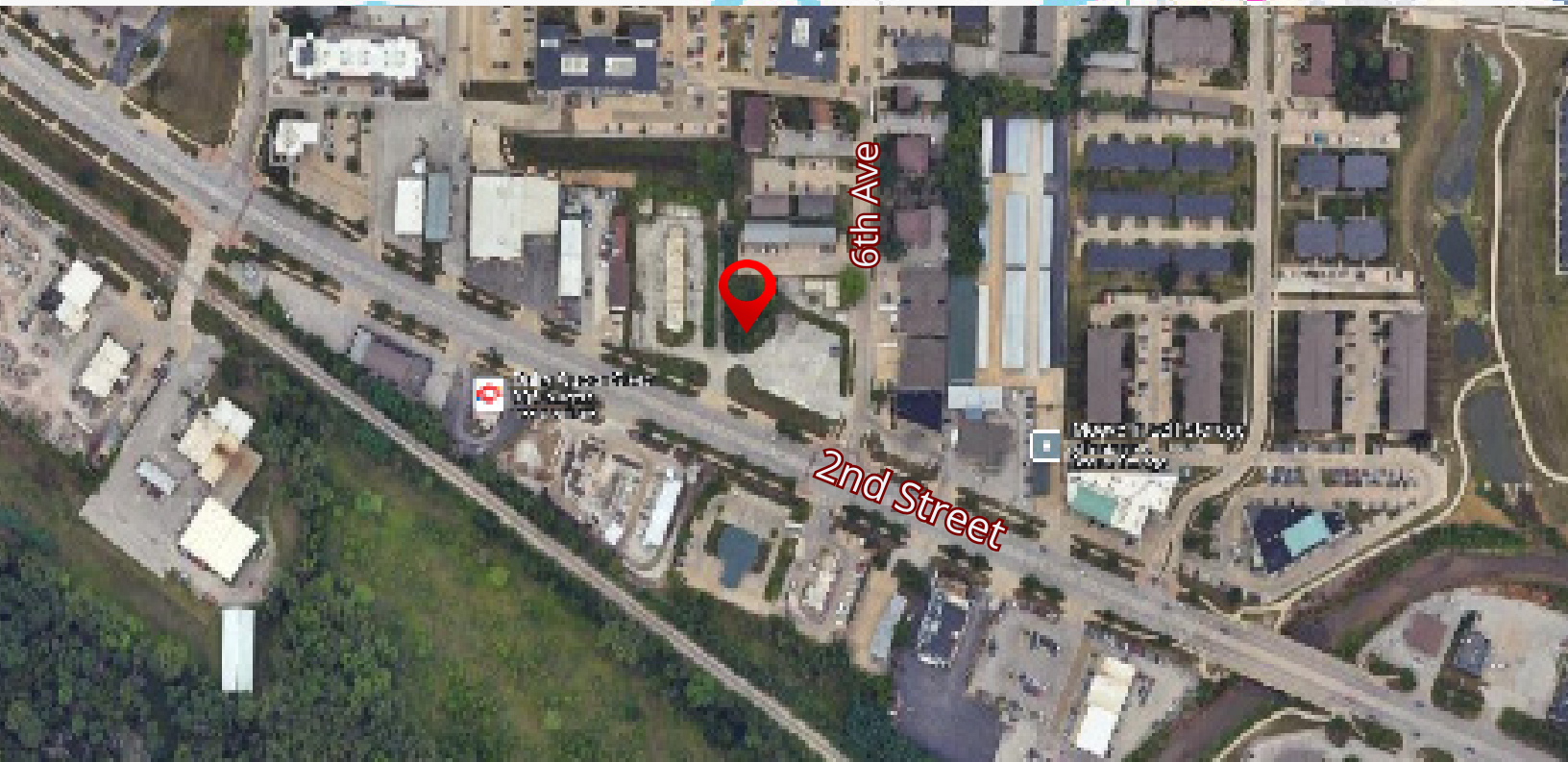
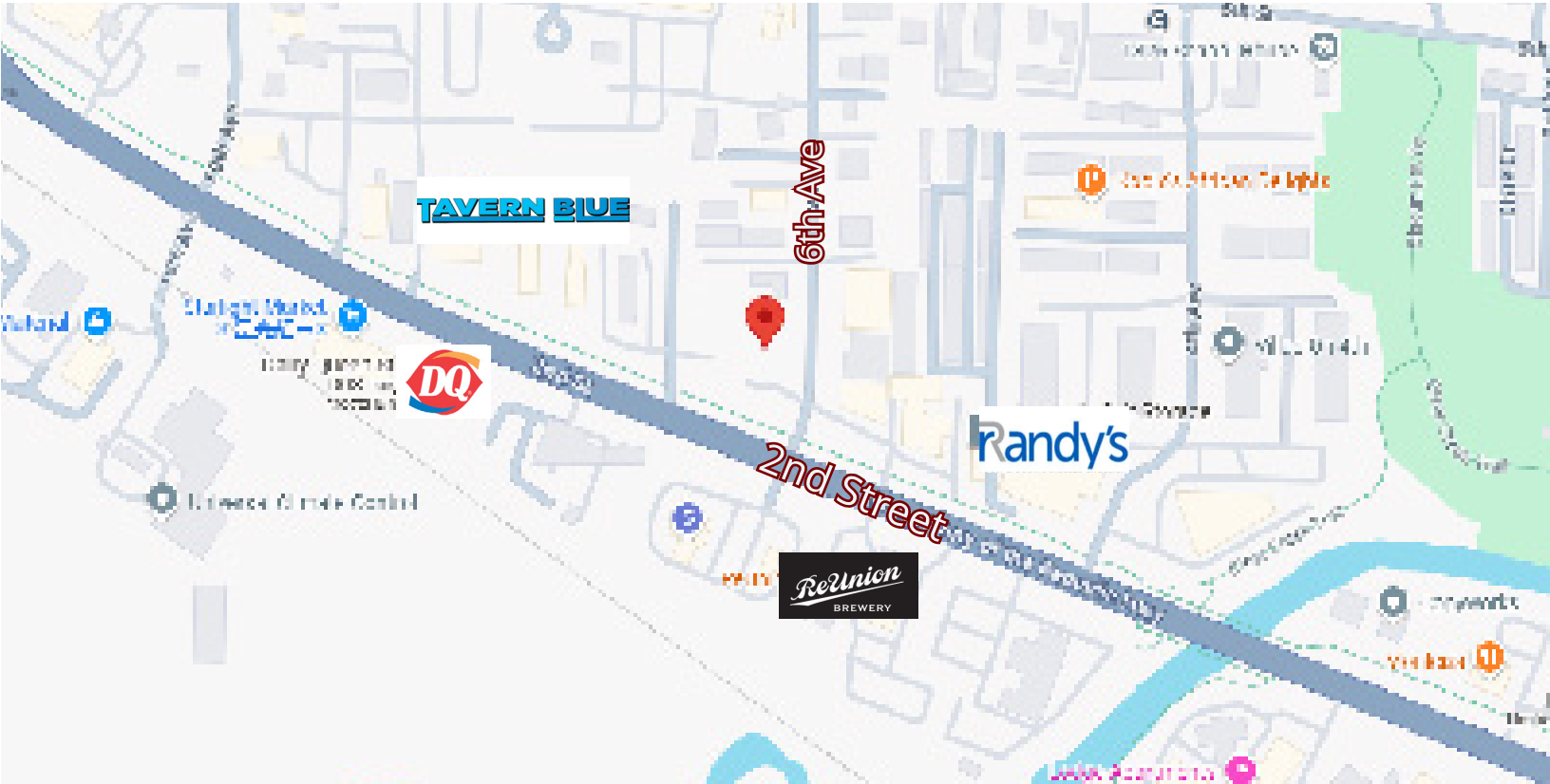
✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

LKR
 LEPIC-KROEGER, REALTORS®

605 2ND STREET, CORALVILLE
\$2,950,000

FOR SALE



Jeff Edberg, CCIM, SIOR
Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Carmen Krueger, Realtor®
Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

LKR
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd
Iowa City, IA 52246

Licensed to sell real estate in the State of Iowa

Licensed to sell real estate in the State of Iowa