

# FOR SALE



## 2346 MORMON TREK BLVD, IOWA CITY

**\$4,750,000**

The Grandview Building on Mormon Trek Blvd is a class A Building with 28,545 square feet of space. It has two surface parking lots as well as underground parking. It is fully leased with a gross income of \$521,019 and a net operating income of \$284,880. The capitalization rate is 6.0%. The tenants include Covenant Family Solutions, Alberhasky Eye, United Iowa Financial, Lepic-Kroeger, Realtors, City Constructoin, Willow Creek Dentistry and Susan Mimms Financial. The total leased space is 25,246 and is fully elevator served from the lower leval garage to the second floor. Specific leases and financial information are available upon the recipient signing a non-disclosure agreement.

**Price:**  
\$4,750,000

**Zoning:**  
CO1

**Total SqFt:**  
28545 SQFT

**Traffic Count:**  
11,300 cars on Mormon Trek Blvd  
per day

**Directions:**  
At the intersection of Mormon  
Trek Blvd & West Side Dr.

Information deemed reliable, but not guaranteed.

**Jeff Edberg, CCIM, SIOR**

**Jeff Edberg Team**

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Licensed to sell real estate in the State of Iowa

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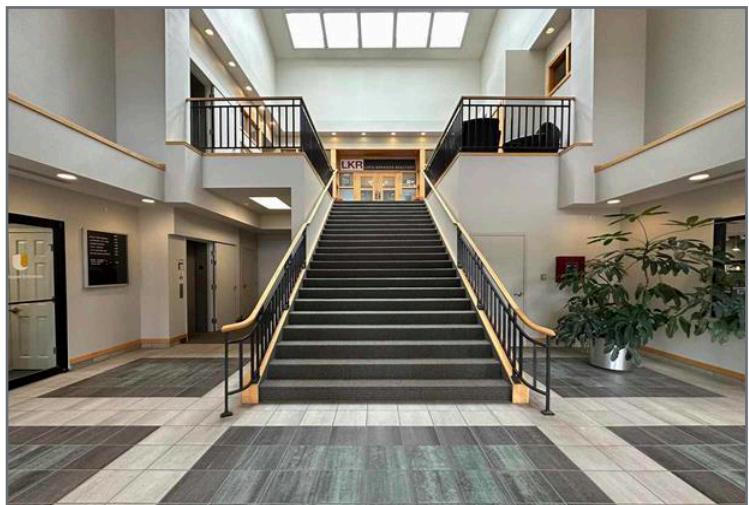
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**LKR**  
LEPIC-KROEGER, REALTORS®

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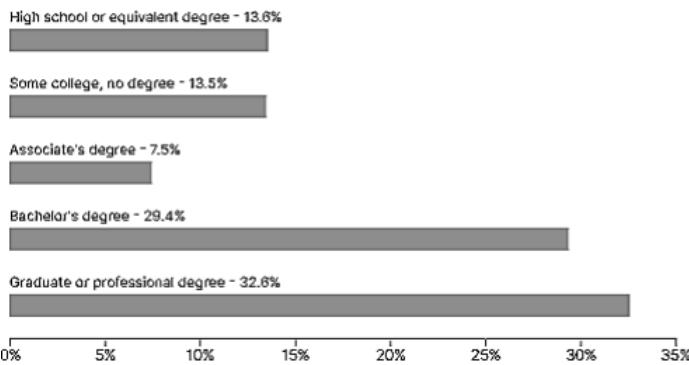
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 <p><b>Populations and People</b> Total Population <b>74,828</b> P1   2020 Decennial Census</p>	 <p><b>Income and Poverty</b> Median Household Income <b>\$50,135</b> S1901   2023 American Community Survey 1-Year Estimates</p>
 <p><b>Education</b> Bachelor's Degree or Higher <b>62.0%</b> S1501   2023 American Community Survey 1-Year Estimates</p>	 <p><b>Employment</b> Employment Rate <b>65.6%</b> DP03   2023 American Community Survey 1-Year Estimates</p>
 <p><b>Housing</b> Total Housing Units <b>32,854</b> H1   2020 Decennial Census</p>	 <p><b>Health</b> Without Health Care Coverage <b>6.1%</b> S2701   2023 American Community Survey 1-Year Estimates</p>
 <p><b>Families and Living Arrangements</b> Total Households <b>30,588</b> DP02   2023 American Community Survey 1-Year Estimates</p>	 <p><b>Race and Ethnicity</b> Hispanic or Latino (of any race) <b>5,451</b> P9   2020 Decennial Census</p>

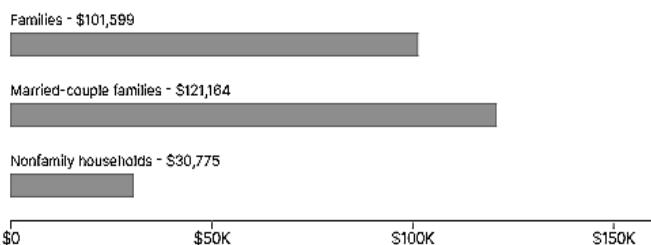
#### Education Attainment (Population 25 Years and Older)

in Iowa City city, Iowa



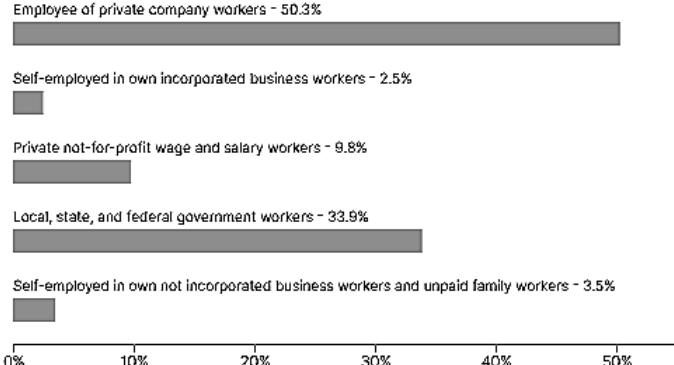
#### Median Income by Types of Families

in Iowa City city, Iowa



#### Class of Worker

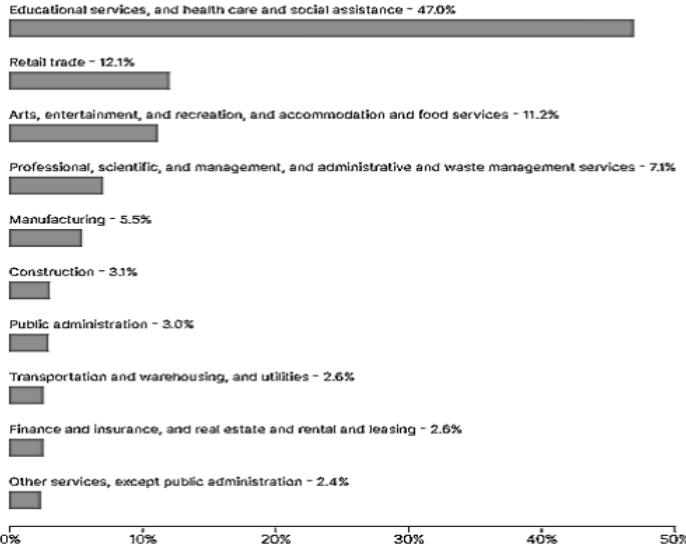
in Iowa City city, Iowa



#### Industry

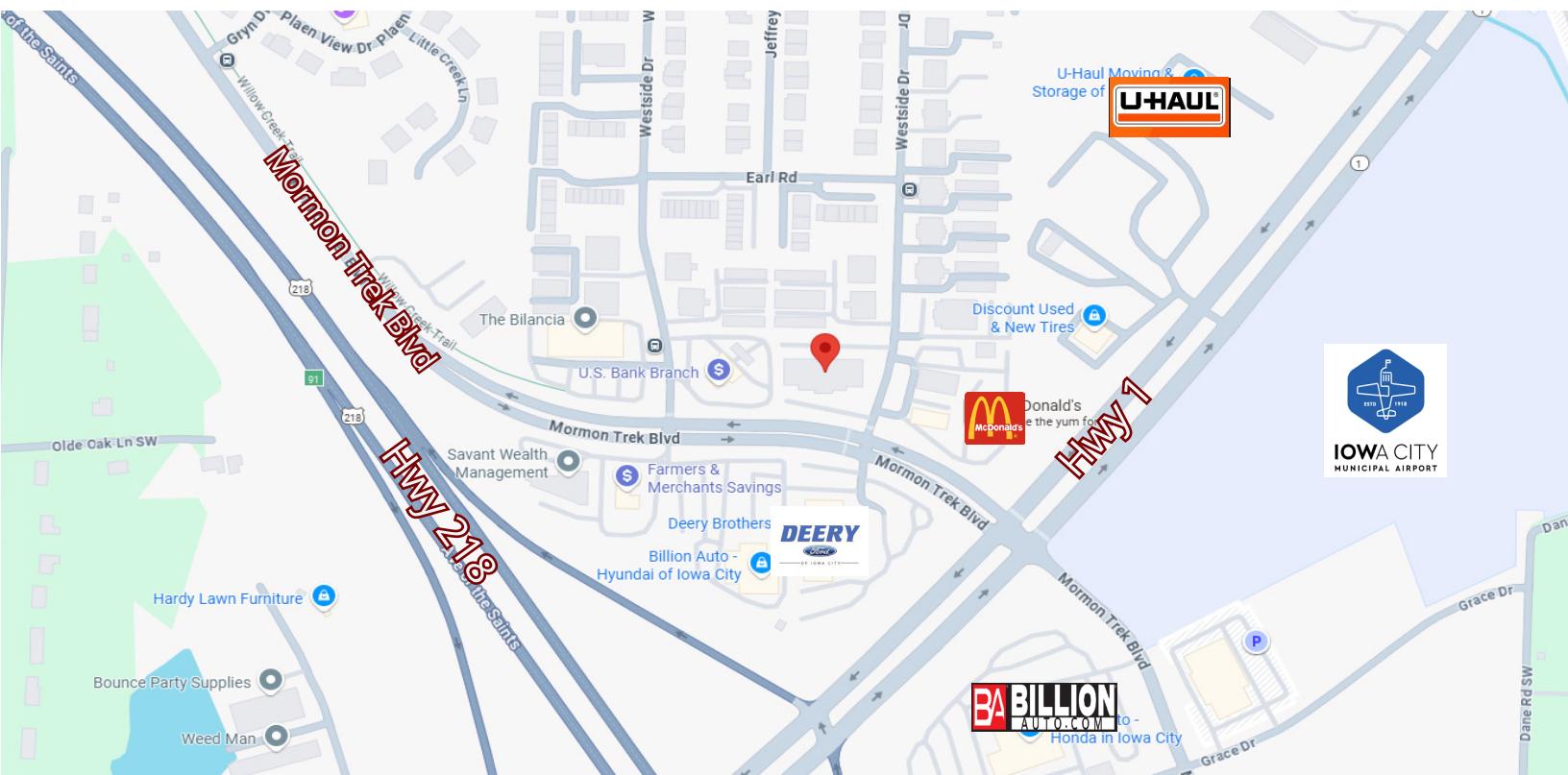
##### Industry for the Civilian Employed Population 16 Years and ...

in Iowa City city, Iowa



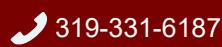
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The logo consists of the letters L, K, and R in a large, bold, white sans-serif font. Below the letters, the text "LEPIC-KROEGER, REALTORS®" is written in a smaller, white, all-caps sans-serif font.