

622 1ST AVE, CORALVILLE, IA 52241



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



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CHLOE MARZEN
Business Analyst

OLIVIA CHRISTIANSON
Marketing Specialist

4,032 SF AVAILABLE

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

622 1ST AVE
CORALVILLE, IA 52241



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PROPERTY HIGHLIGHTS

BASE RENT: CONTACT AGENT

OPEX: CONTACT AGENT

SIZE: 4,032 SF

**Can be demised contact agent*

POSSESSION: Q1 2027

- Located along heavily traveled 1st Ave in a prime retail corridor
- Adjacent to the Iowa River Landing and The Banks student living
- Within minutes of I-80, I-380, downtown Iowa City & Coral Ridge Mall
- In close proximity to several national retailers, restaurants, and QSRs



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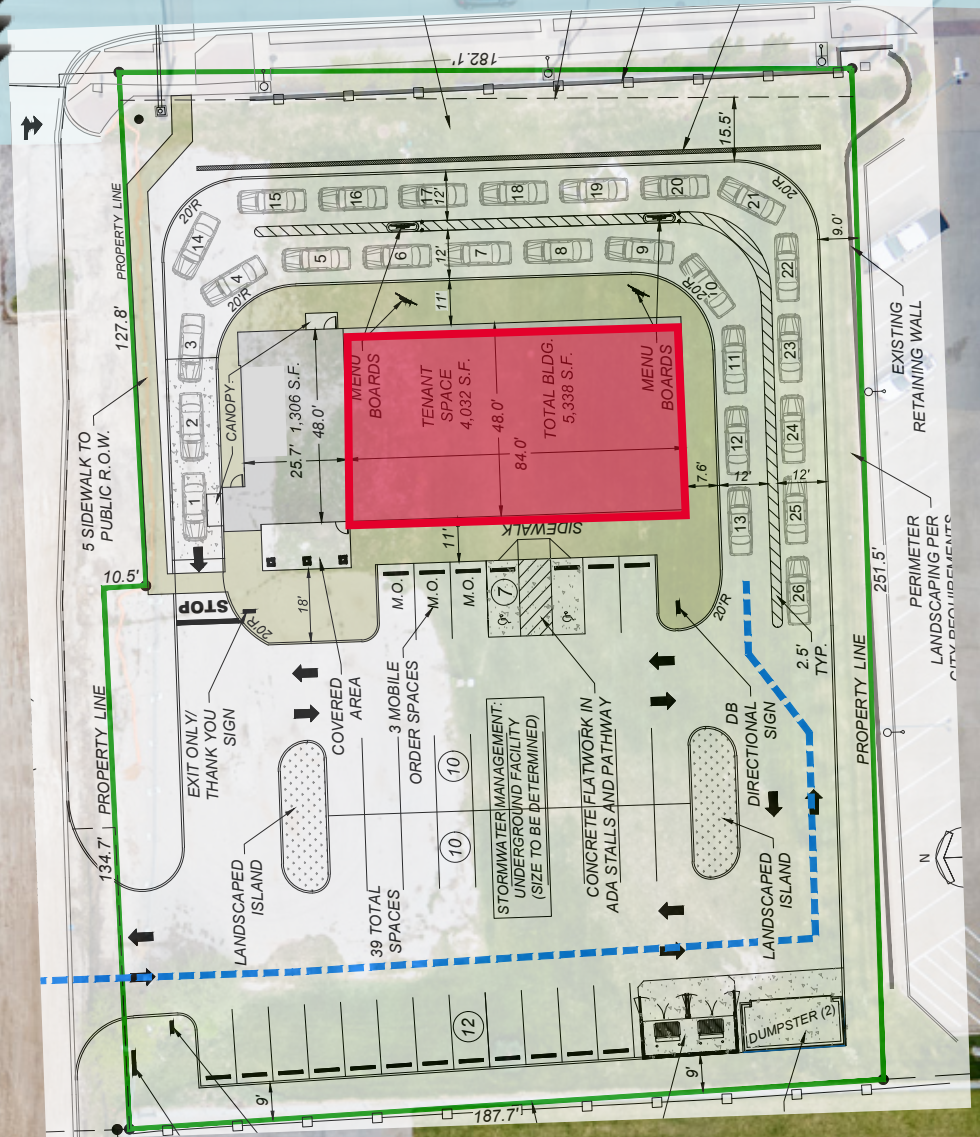


DRONE VIEW | 622 1ST AVE

CORALVILLE, IA 52241

1ST AVE 22,500 VPD

FUTURE



EAST DRONE VIEW | 622 1ST AVE

CORALVILLE, IA 52241



INTERSTATE
80
66,000 VPD

HYATT
REGENCY

CRISP GREEN

ekin

XTREAM ARENA
mini-mall

DRURY
HOTELS

E 7TH ST 8,996 VPD

THE BANKS
STUDENT
LIVING

Super
8

1ST AVE 22,500 VPD

EST. 1998
SCOOTER'S
COFFEE

FUTURE
Chick-fil-A

AVAILABLE
4,032 SF

McDonald's

SITE



NORTHEAST DRONE VIEW | 622 1ST AVE

CORALVILLE, IA 52241



622 1ST AVE, CORALVILLE, IA RETAIL AERIAL



622 1ST AVE, CORALVILLE, IA RETAIL AERIAL





IOWA RIVER LANDING

The **Iowa River Landing (IRL)** in Coralville is a vibrant mixed-use development located along the Iowa River just off Interstate 80. What was once an industrial area has been transformed into a modern district featuring shops, restaurants, hotels, medical facilities, and entertainment venues, along with public spaces like wetlands, trails, and a sculpture walk. Designed as a pedestrian-friendly hub, it serves as a gateway to the city and a popular destination for both residents and visitors, blending recreation, commerce, and community gathering in one area.



LIVE | DINE | SHOP | PLAY | STAY



13 DINING OPTIONS

14 SHOPS

9 ATTRACTIONS

4 HOTELS

[CLICK TO EXPLORE THE IRL](#)

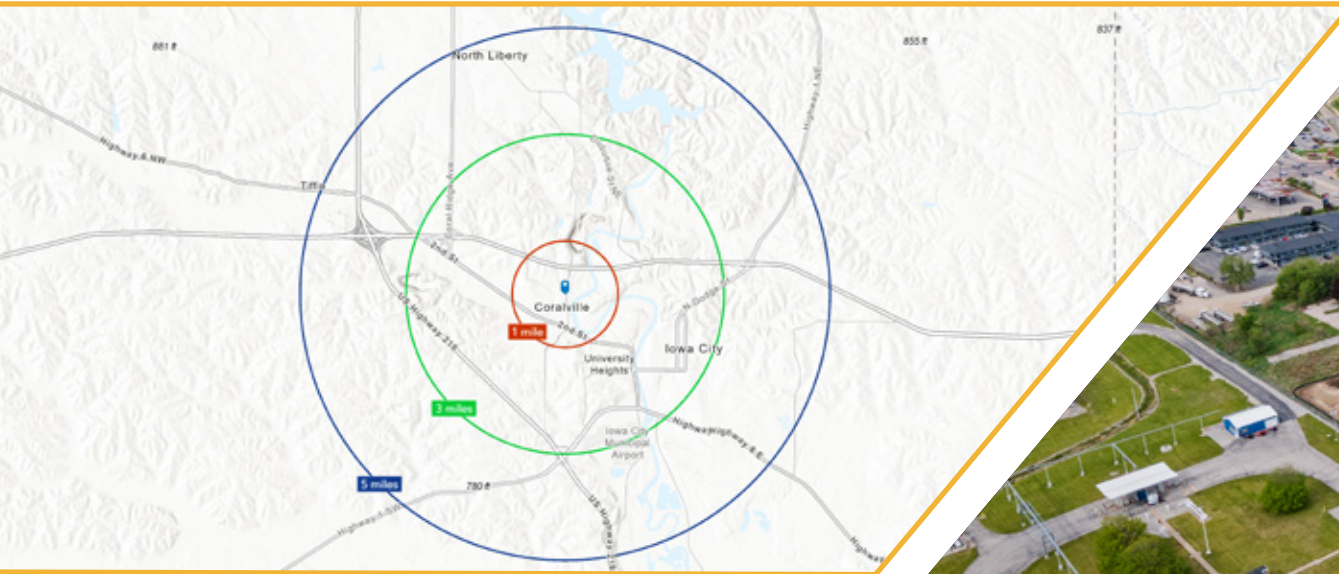
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CORALVILLE, IA 52241



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AVAILABLE
4,032 SF

SITE

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,010	72,369	116,632
DAYTIME POPULATION	7,579	98,756	134,617
MEDIAN AGE	31	27	30
TOTAL HOUSEHOLDS	4,221	29,595	47,600
AVERAGE HOUSEHOLD INCOME	\$76,531	\$95,933	\$99,013

IOWA CITY MSA

2

COUNTIES

40

MEDIAN AGE

182,711

POPULATION

IOWA

32,000+
STUDENTS

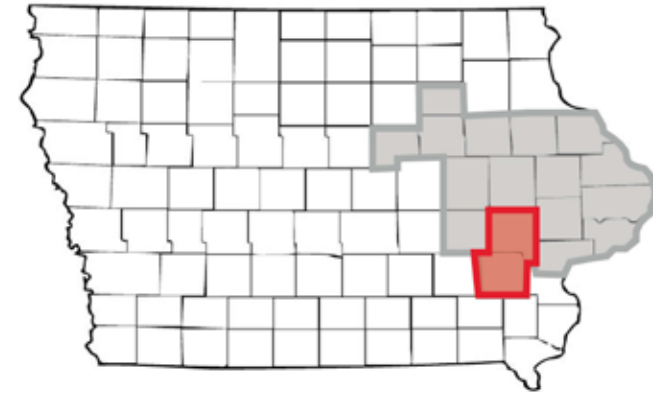


FEATURES OVER
100 RETAILERS

IOWA
HEALTH CARE

RANKS 4TH IN
THE NATION

JOHNSON + WASHINGTON COUNTY



The **Iowa City MSA** is a growing region in Eastern Iowa anchored by Iowa City and neighboring cities Coralville, Tiffin and North Liberty. Driven by the presence of the University of Iowa, the area benefits from a strong economy centered on education, healthcare, and research. Known for its high quality of life, skilled workforce, and steady population growth, the MSA continues to attract businesses and residents, supported by diverse cultural amenities, ongoing development, and a resilient local economy. The Iowa City MSA is conveniently located along I-80 and I-380 allowing for easy accessibility to the Midwest and beyond.



ICR IOWA

Coralville 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.



684,905
WORKFORCE
POPULATION



95%
EDUCATIONAL
ATTAINMENT



8.9%
EMPLOYMENT
GROWTH RATE



36
MEDIAN
AGE

7 COUNTIES

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

APPROX. 500,000
POPULATION

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

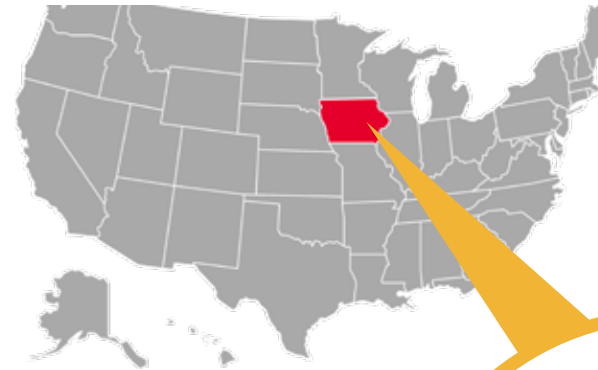
APPROX. 33.4 M
300 MILE POPULATION



IOWA RANKED #6
OVERALL BEST STATE



RANKED #2 BEST COST
OF DOING BUSINESS



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