



FOR SALE

2830 COMMERCE DR, CORALVILLE

\$2,550,000

2.93 acres of C2 property with I-80 frontage, just west of Cheddars. The traffic Count on I-80 is 63,700 per day and the traffic count on Commerce Drive, the north frontage is 15,000 cars per day. This is an amazing high traffic retail site for a Highway Commercial type business. There is a 30 foot elevation change on the west side of this site, but there is plenty of room on the east side for a building and parking location.

Information deemed reliable, but not guaranteed.

Price:

\$2,550,000

Zoning:

C2

Total Acres:

2.93 Acres

Gross Taxes:

2.93 Acres

Traffic Count:

15,000 cars on Commerce Dr per day

Directions:

From Hwy 965 go W on Heartland Dr and continue past the round about. The parcel is to the south

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

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Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

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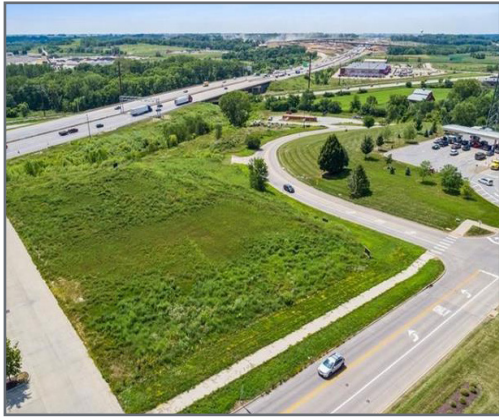
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LEPIC-KROEGER, REALTORS®


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
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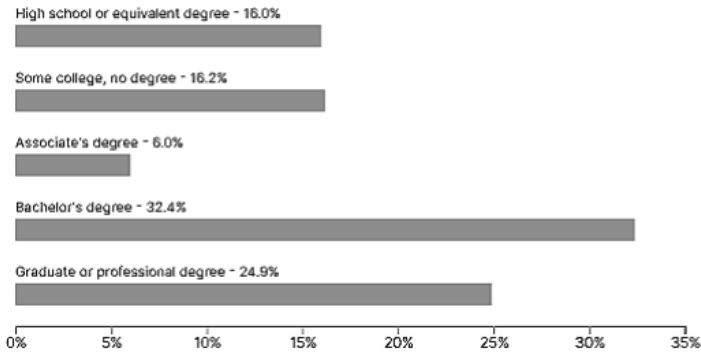
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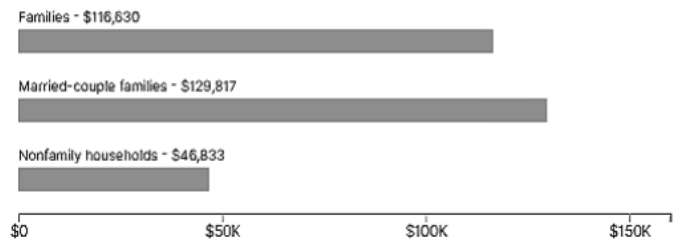
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 <p>Populations and People Total Population 22,318 <i>P1 2020 Decennial Census</i></p>	 <p>Income and Poverty Median Household Income \$66,508 <i>S1901 2023 American Community Survey 5-Year Estimates</i></p>
 <p>Education Bachelor's Degree or Higher 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>P8 2020 Decennial Census</i></p>

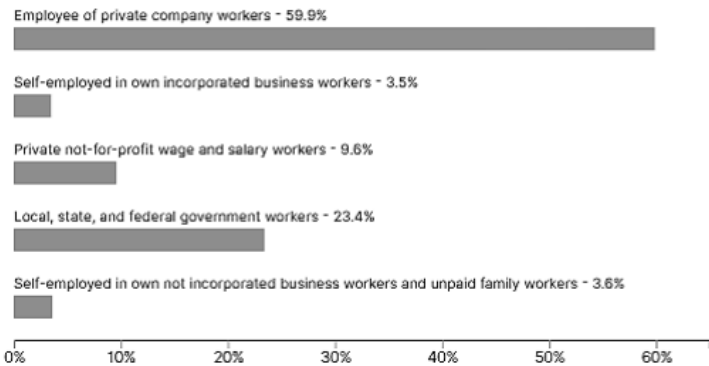
Education Attainment (Population 25 Years and Older)
 in Coralville city, Iowa



Median Income by Types of Families
 in Coralville city, Iowa

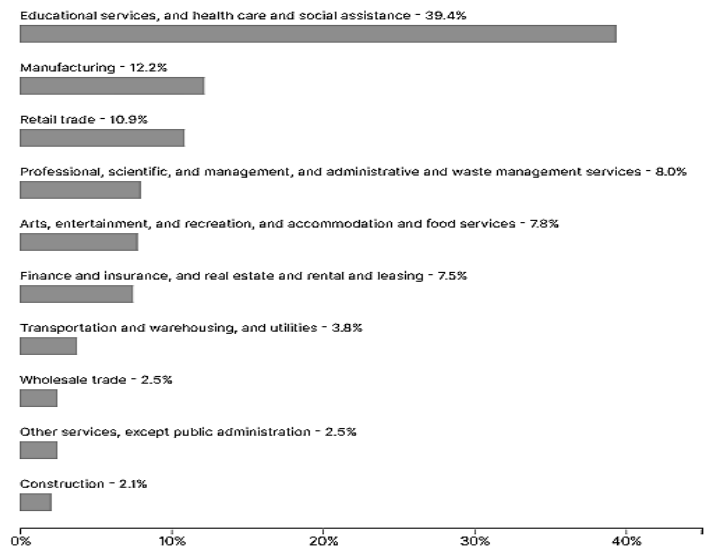


Class of Worker
 in Coralville city, Iowa



Industry

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



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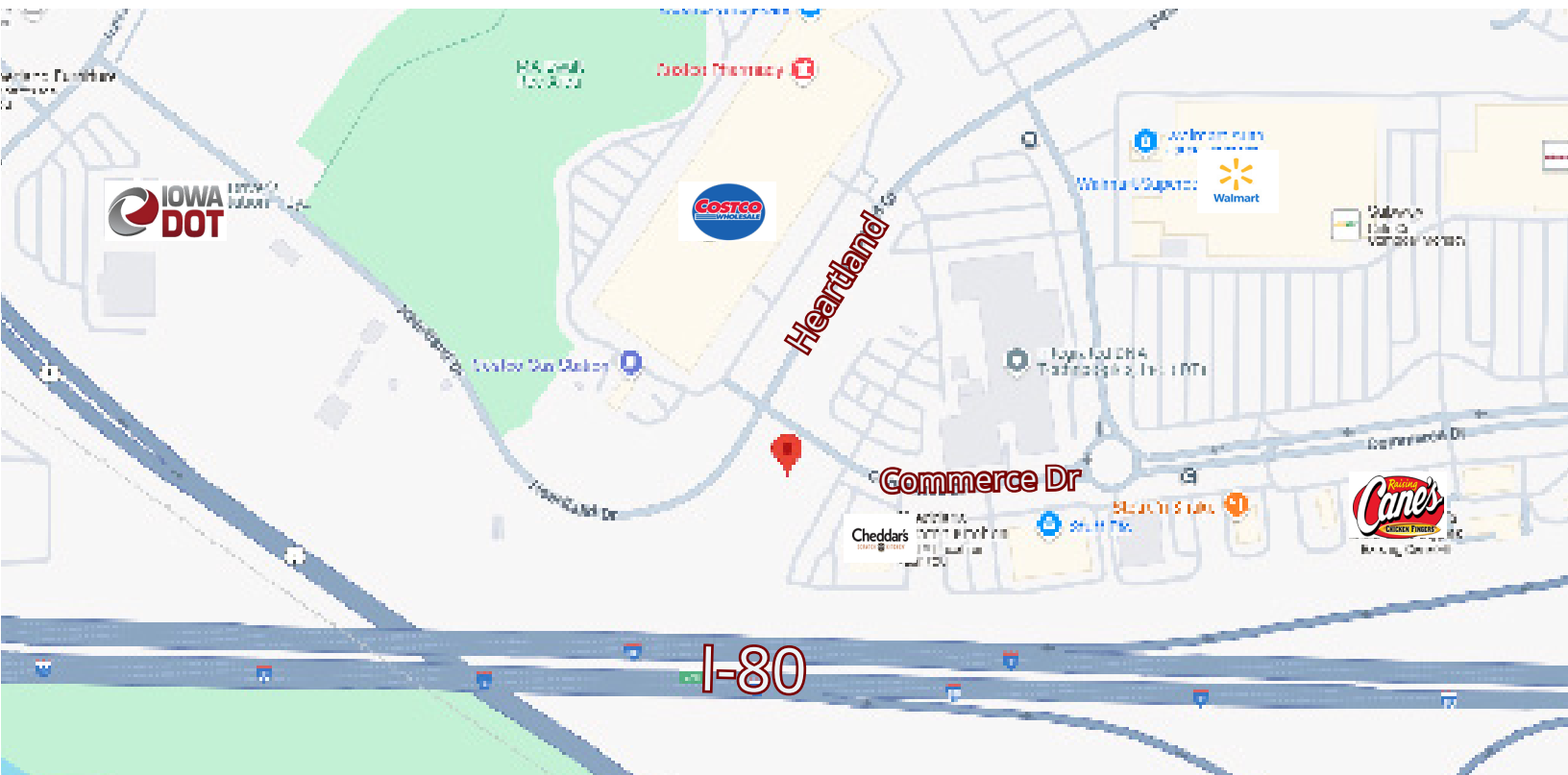
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