



GROUND FLOOR RETAIL/OFFICE SPACE AVAILABLE

FOR LEASE

1708 5TH STREET | CORALVILLE, IA



WSG
CRE
SKOGMAN
COMMERCIAL

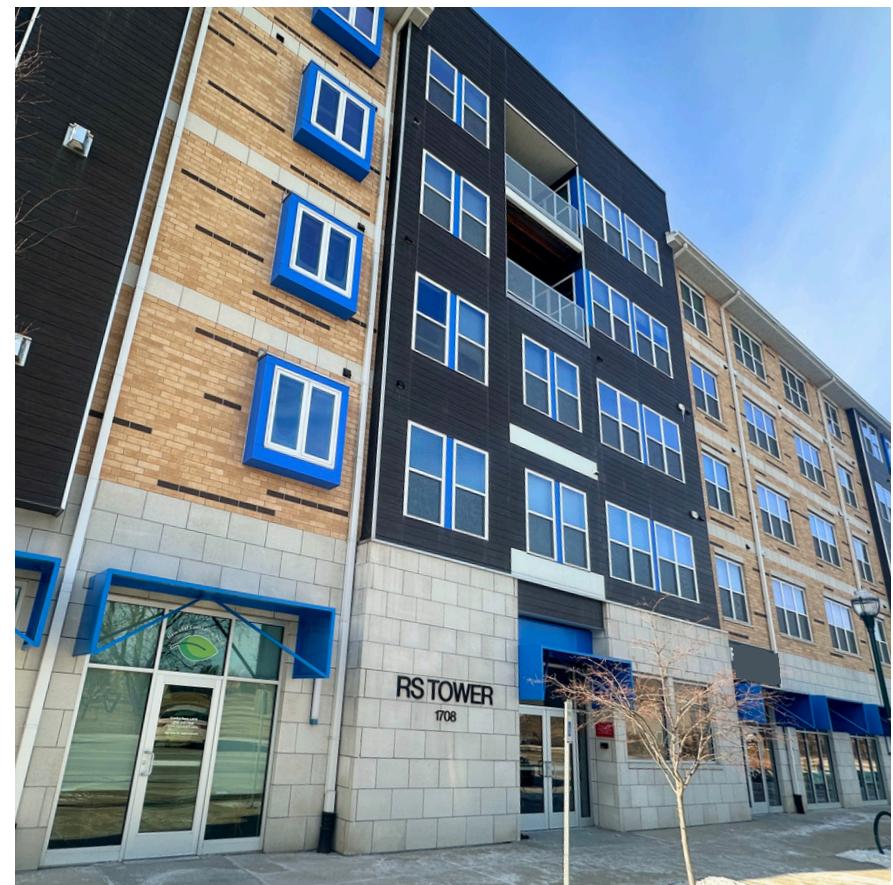


PROPERTY OVERVIEW

Located along 5th Street in Coralville, RS Tower is a high-end mixed-use building offering 1,863 SF of versatile ground-floor space beneath 38 luxury residential units. This opportunity is ideal for restaurants, health and wellness, financial services, and other service-oriented retailers.

Situated in a predominantly residential area, the space benefits from a captive customer base of approximately 5,166 households within a 1-mile radius. Modern construction highlights include floor-to-ceiling windows, masonry exterior, heated parking garage, and prominent frontage along 5th Street, creating a highly visible environment for tenants and customers alike.

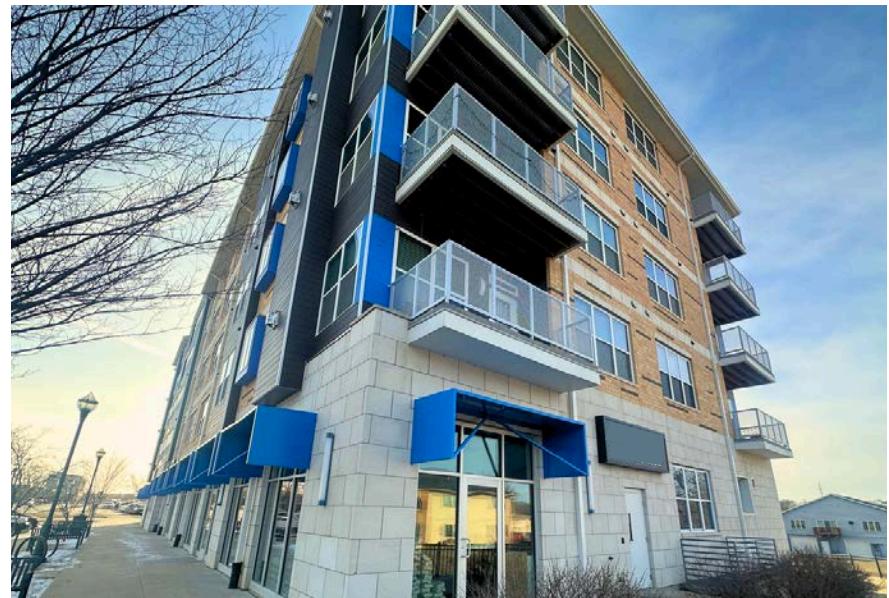
Property Details	
Address	1708 5 th Street, Coralville, IA 52241
Building Size	6,000 SF
Space for Lease	1,863 SF
Year Built	2017
Lot Size	1.2 AC
Zoning	C-PUD2
Parcel #	1006437001
Property Taxes	\$5,318.40
Est. Op Ex	\$7.00 PSF
Lease Rate	\$22.00 PSF / NNN



1708 5th Street | Coralville, IA



PROPERTY PHOTOS





AERIAL MAP

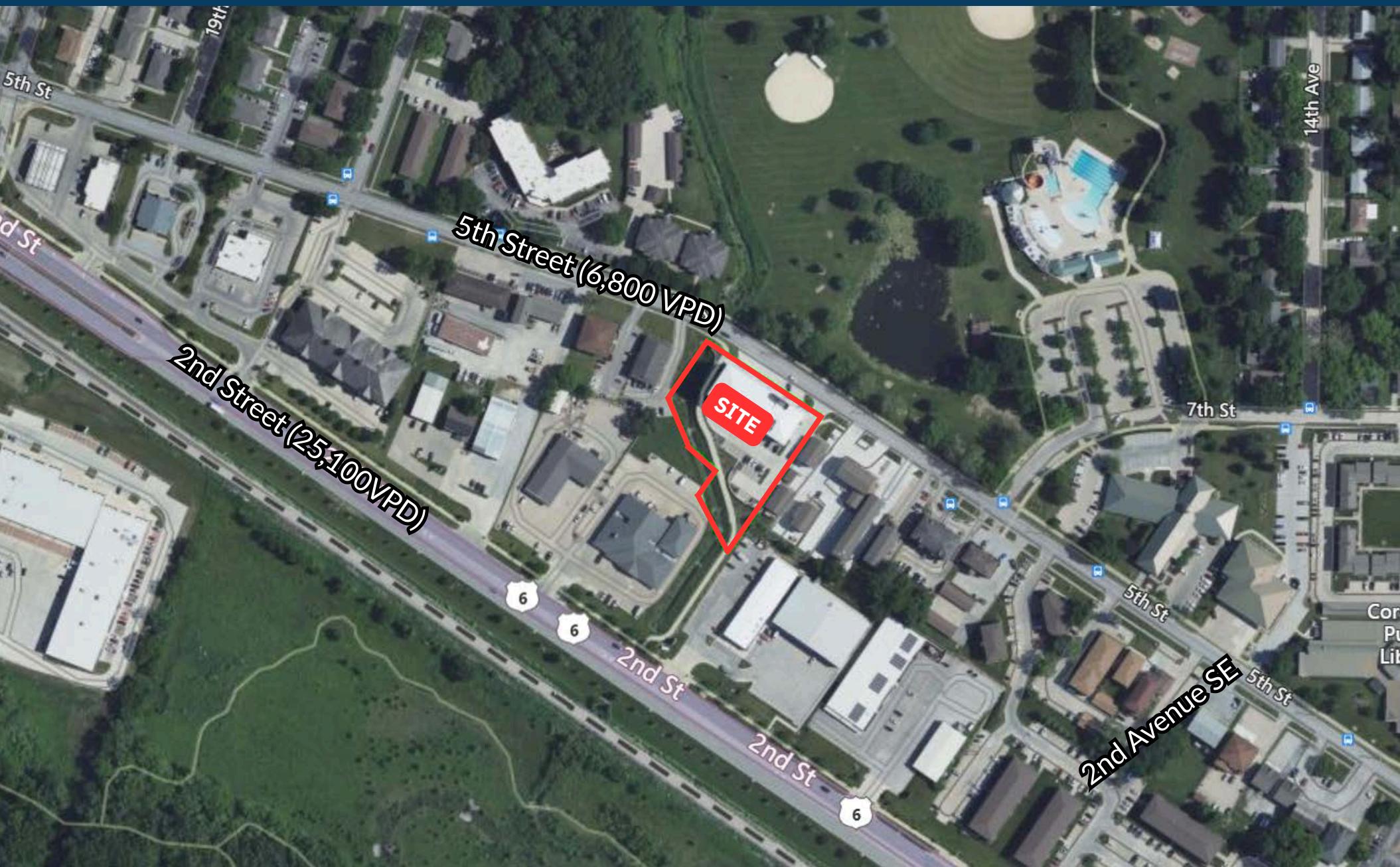


SITE





PARCEL MAP





CORALVILLE OVERVIEW

Coralville, located in the heart of the Iowa City–Cedar Rapids region (ICR Iowa), is a vibrant and growing community of over 23,000 residents. It offers businesses access to a highly educated workforce, strong employment growth, and a supportive, cost-effective environment. Coralville is home to leading healthcare institutions, cutting-edge biotech firms, expansive retail hubs, and a growing base of startups and entrepreneurial ventures, making it an ideal place to live, work, and do business.



Iowa ranked #1 overall best state



8.9% employment growth rate in ICR Iowa



Iowa ranked #2 best cost of doing business

ICR Iowa

Population	463,000
Workforce	729,401
Companies	10,000+
Counties	7
Cities	60
Colleges & Universities	7
Educational Attainment	94%

Top Employers of ICR Iowa

University of Iowa	29,700
Collins Aerospace	9,000
St. Luke's Hospital	2,979
Cedar Rapids School District	2,879
Transamerica	2,600



DEMOGRAPHICS & MAJOR EMPLOYERS

		1 mile	3 miles	5 miles
	Daytime Population	27,876	80,016	178,070
	2025 Population	12,601	75,376	151,050
	Annual Population Growth Rate	0.2%	0.0%	0.2%
	2025 Median Age	34.0	38.2	38.0
	2025 Total Households	5,166	33,161	65,016
	Annual Household Growth Rate	0.5%	0.2%	0.3%
	2025 Average Household Income	\$76,064	\$83,963	\$90,980
	Daily Traffic Count: 6,800 VPD			

Cedar Rapids Major Employers





CONTACTS



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