



3,800 SF RETAIL SPACE

FOR LEASE

1275 HIGHWAY 1 W | IOWA CITY, IA



WSG
CRE
SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

A flexible 3,800 SF retail space is available along Iowa City's heavily traveled Highway 1 corridor, offering excellent visibility, prominent signage opportunities, and easy access via a signalized intersection. The space can be subdivided to as small as 1,300 SF to suit a variety of retail, service, or office uses. Located near the University of Iowa and Avenue of the Saints, the property benefits from high traffic counts, abundant parking, and strong co-tenancy with Enterprise Rent-A-Car, Focus Development, and the US Army recruitment office.

Property Details	
Address	1275 Highway 1 W, Iowa City, IA 52246
Building Size	11,973 SF
Rentable Square Footage	3,800 SF (Can be subdivided)
Zoning	C-1 Commercial
County	Johnson
Property Taxes	\$71,668
Est. Operating Expenses	\$9.37 PSF
Lease Rate	\$12.50 / SF NNN



1275 Highway 1 W | Iowa City, IA

EXTERIOR PHOTOS



150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

wsgcre.com

1275 Highway 1 W | Iowa City, IA

INTERIOR PHOTOS



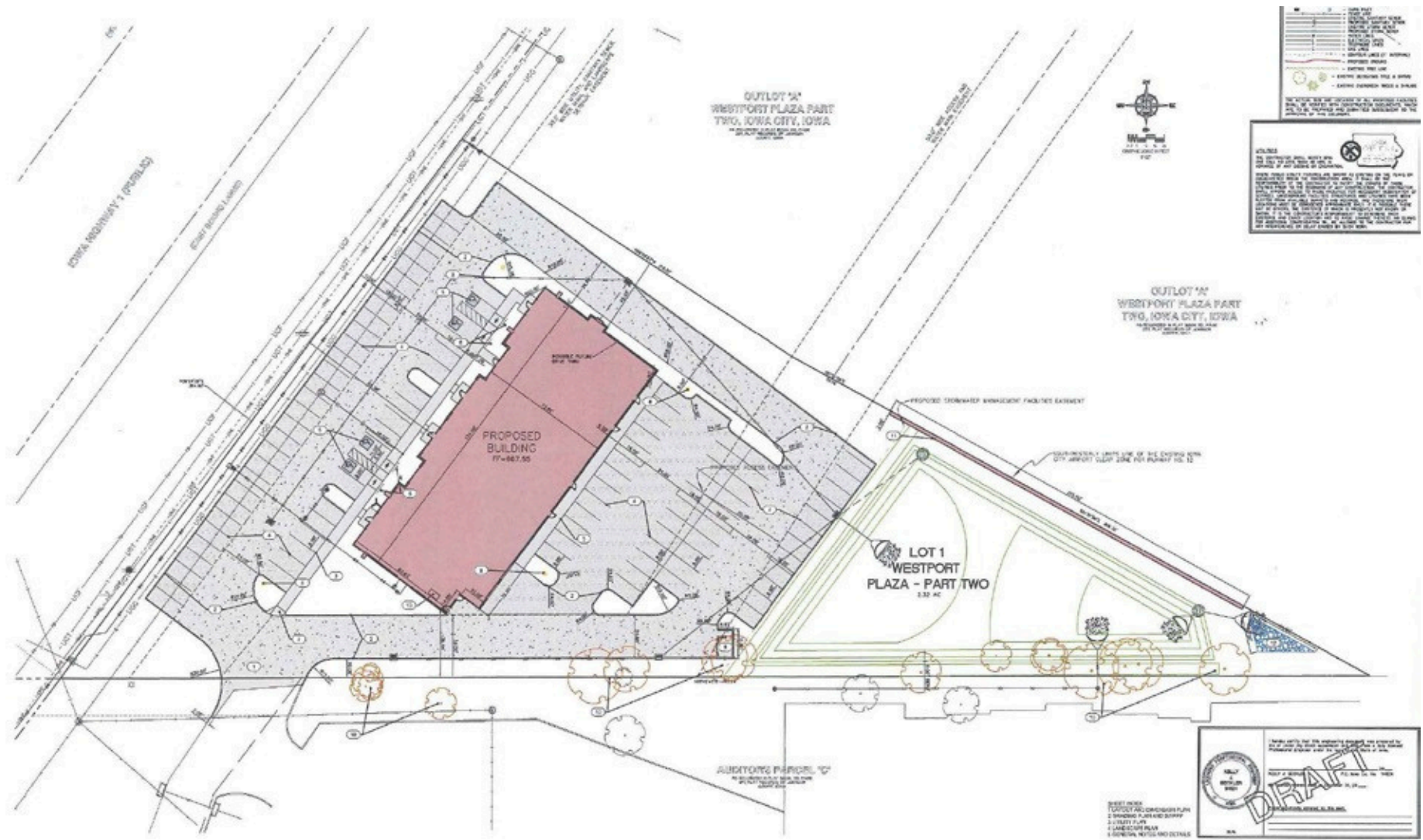
150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

wsgcre.com



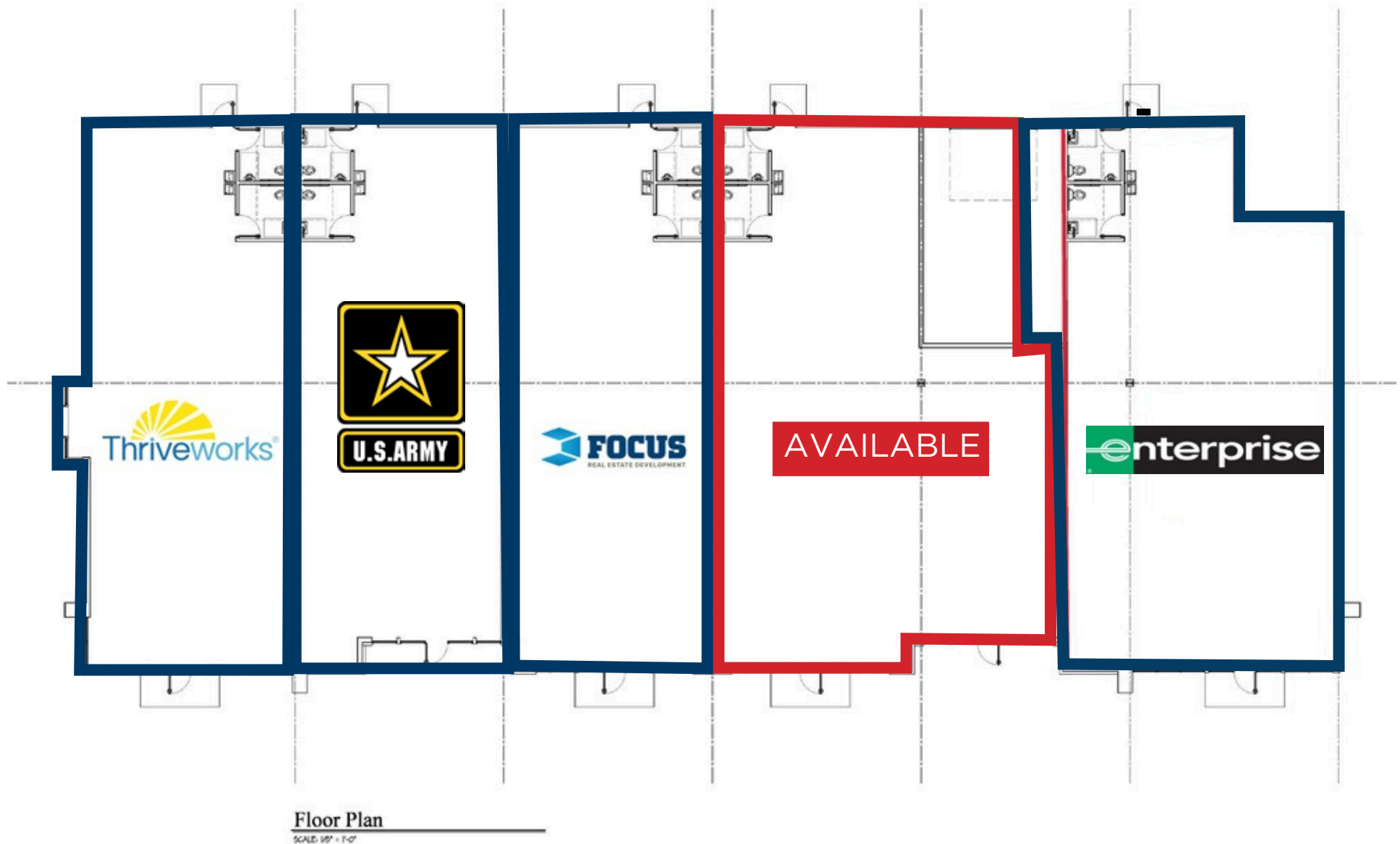
AERIAL MAP

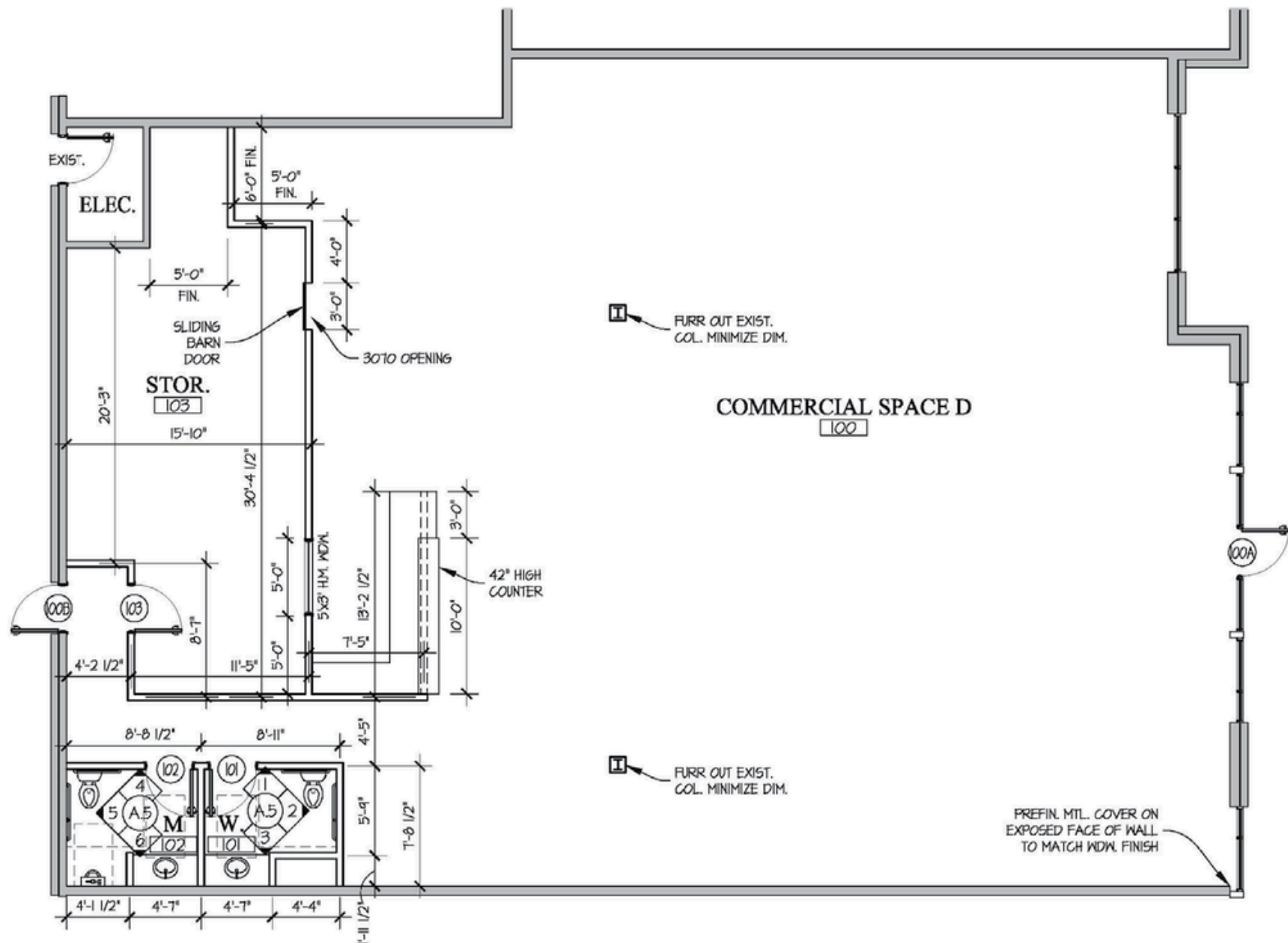






FLOOR PLAN







DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	9,130	94,452	125,824
	2025 Population	10,950	70,095	105,397
	Annual Population Growth Rate	1.2%	0.9%	0.8%
	2025 Median Age	29.6	26.7	29.6
	2025 Total Households	5,258	28,669	43,688
	Annual Household Growth Rate	1.3%	1.0%	0.9%
	2025 Average Household Income	\$89,513	\$82,108	\$94,647
	Daily Traffic Count: 20,900 VPD			



ICR IOWA OVERVIEW

Iowa City offers a unique blend of economic stability, cultural vibrancy, and educational excellence. As home to the University of Iowa, the city boasts a highly educated population, strong healthcare and research sectors, and a steady influx of students, professionals, and visitors. Its central location, low unemployment, and high quality of life make it an ideal place for investment, relocation, or launching a product. With a supportive business community and growing tech, arts, and service industries, Iowa City is a smart and future-ready market to buy into.



Iowa ranked #1 overall best state



8.9% employment growth rate in ICR Iowa



Iowa ranked #2 best cost of doing business

Iowa City

Population	76,186
Workforce	102,700
Companies	10,000+
County	Johnson County
Educational Attainment	94%

Top Employers of Iowa city

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



CONTACTS



Tiffany Earl Williams

Managing Partner/Owner Agent

Licensed Realtor in the State of Iowa

tiffanywilliams@wsgcre.com

319-675-1694



Josh Seamans, CCIM, SIOR

Managing Partner/Owner Broker

Licensed Realtor in the State of Iowa

joshseamans@wsgcre.com

319-675-1694



Gabe Golberg

Vice President/Partner Agent

Licensed Realtor in the State of Iowa

gabegolberg@wsgcre.com

319-675-1694



Phil Williams

Managing Partner/Owner Agent

Licensed Realtor in the State of Iowa

philwilliams@wsgcre.com

319-675-1694



Luke Rogers

Senior Associate

Licensed Realtor in the State of Iowa

lukerogers@wsgcre.com

319-675-1694



Kaylee Tigner

Analyst

Licensed Realtor in the State of Iowa

kayleetigner@wsgcre.com

319-675-1694