



For sale

Former restaurant and/or
redevelopment opportunity
available in Iowa City

5,616 SF

1406 S Gilbert Street
Iowa City, Iowa 52240

Property overview

Building size: 5,616 SF

Sale price: \$1,350,000

Lot size: 0.88 acres

- Hood, cooler, and freezer included
- 2 pylon signs available - Hwy 6 and S Gilbert
- Great for owner/user business
- Located at the lighted intersection of US HWY 1 (27,900 VPD) & S Gilbert Dr (10,900 VPD)
- Less than 1 mile from the University of Iowa, which has an enrollment of ~31,000 students

**Contact broker for
additional information**

jll.com/des-moines

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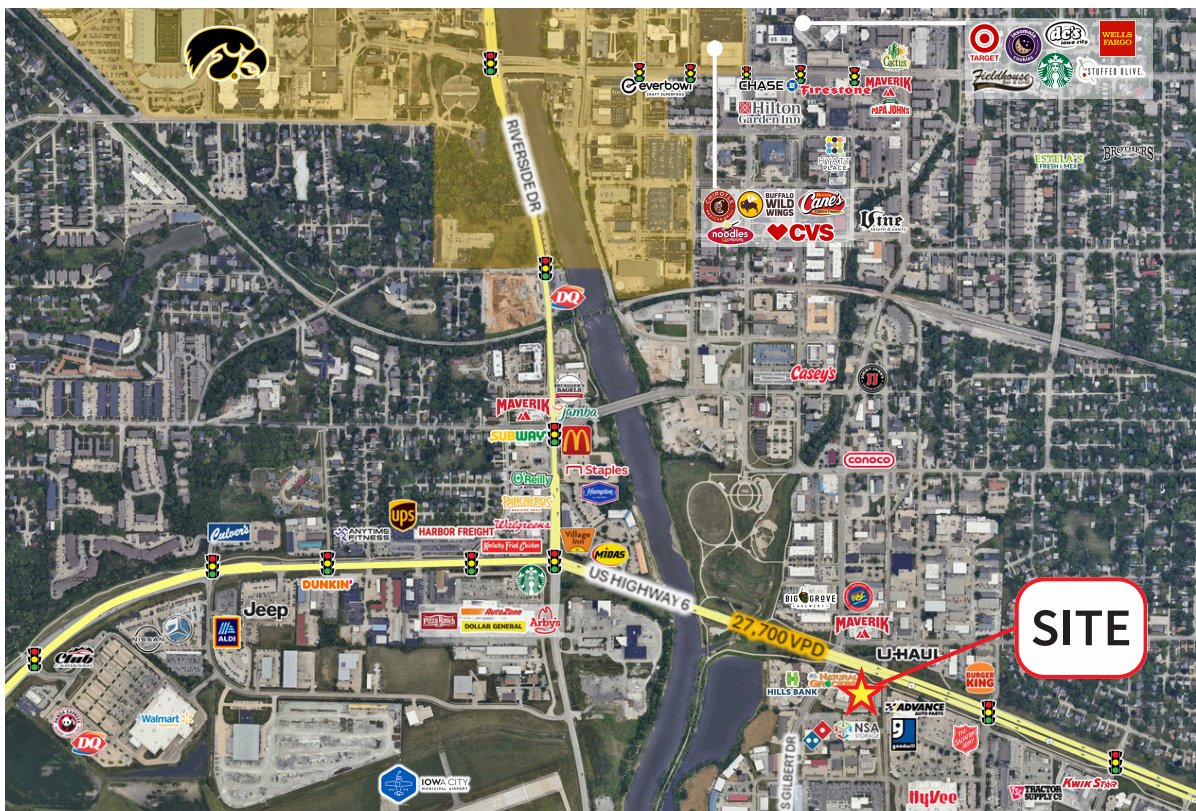
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Demographics	Radius of the Property		
	1-mile	3-miles	5-miles
Population Daytime	14,696	100,988	122,628
Population	14,913	77,664	104,422
Households	7,012	32,598	43,388
Average HH Income	\$57,232	\$82,620	\$93,434

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