

FOR LEASE



1621 S 1ST AVE, IOWA CITY \$16.50 / NNN

Former Marcos endcap restaurant suite with 1191 sq. ft. and an outside dining patio is a great opportunity for your business. The exhaust hood, Ansul system, walk in cooler and freezer, ice machine and built-in counter stay. It's a great size for a quick-serve restaurant or specialty restaurant. There is additional kitchen equipment, tables and stools that are available at an additional cost from the former tenant. Located on 1st Ave in Iowa City with traffic counts of 12,200 cars per day. Ample common parking in front and in the rear of the building, convenient for employees & customers alike. Neighboring tenants include Java House, K&Q Nails, DonutLand, Muddy Feet Hot Yoga, & 2 Dogs Pub. Rent is just \$16.50 NNN with a total gross monthly rent of \$2,219.

Information deemed reliable, but not guaranteed.

Total Monthly Rent: \$2,219

Base Rent: \$16.50 PSF

Taxes: \$3.54 PSF

Insur: \$0.82 PSF

CAM: \$1.50 PSF

Zoning:

CC2

Total Sqft:

1191 SQFT

Traffic Count:

12,200 cars on S 1st Ave per day

Directions:

Just north of the 1st Ave / Lower Muscatine Rd. Across the street from Eastdale Plaza.

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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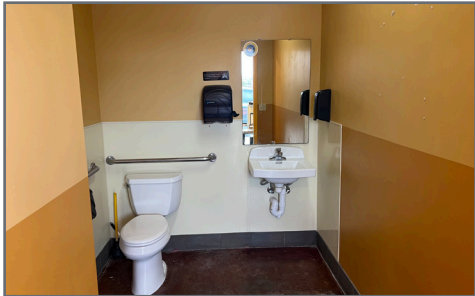
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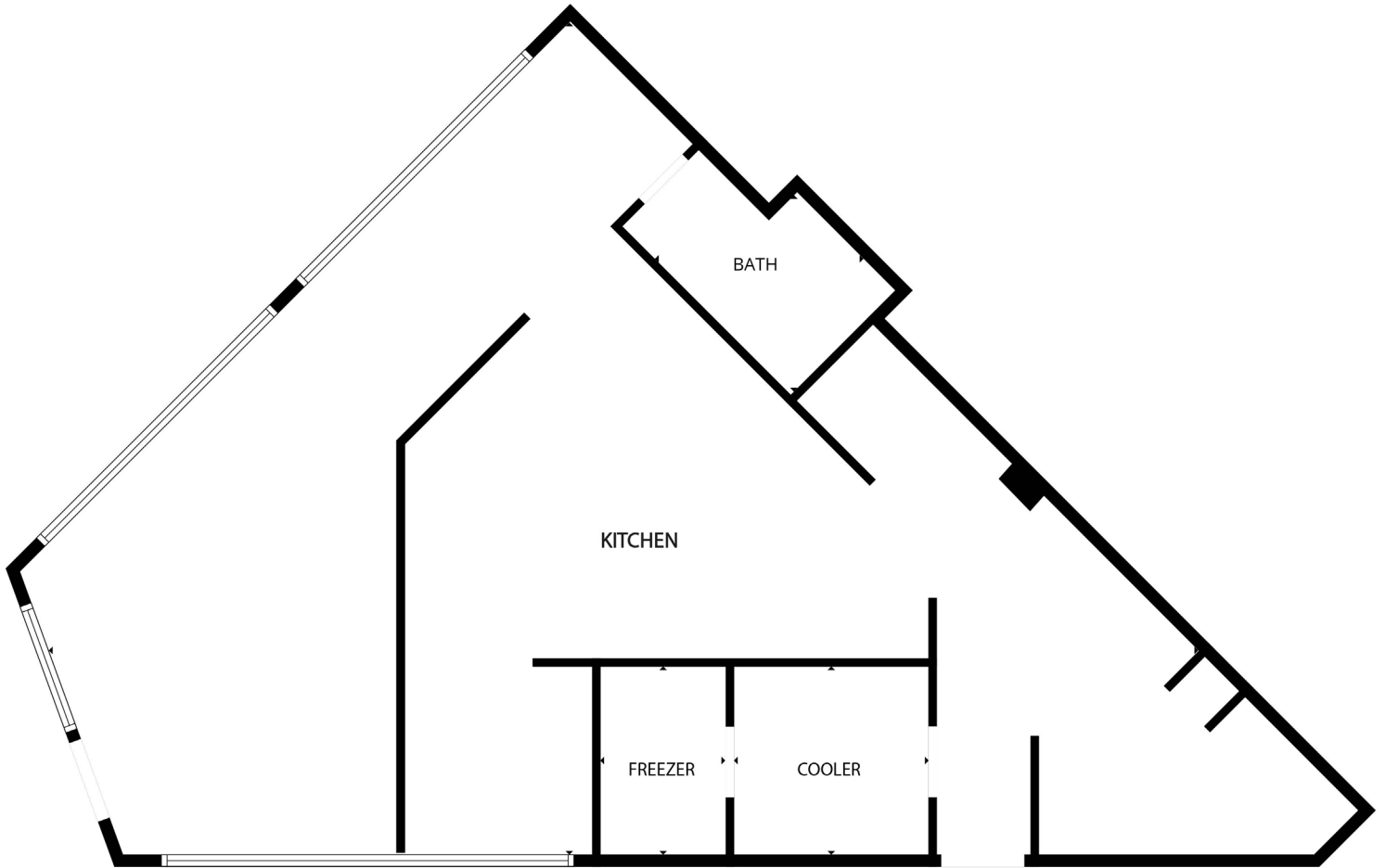
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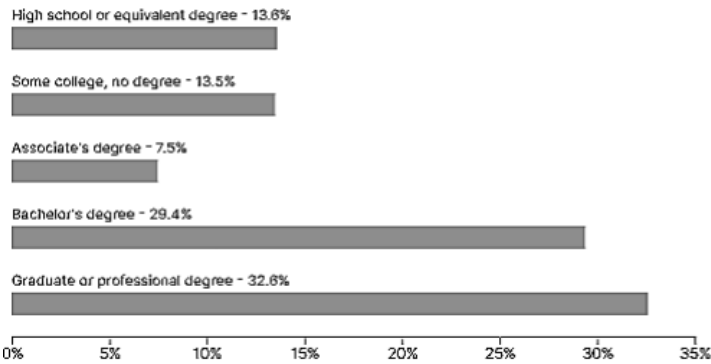
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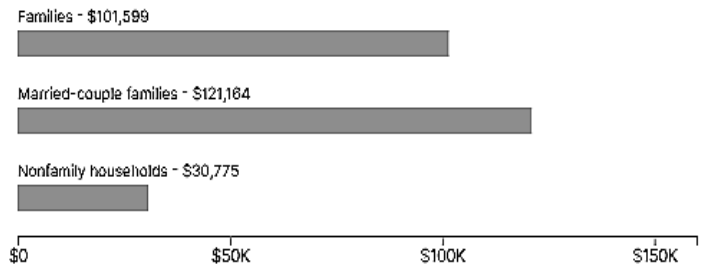
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 <p>Populations and People Total Population 74,828 <i>P1 2020 Decennial Census</i></p>	 <p>Income and Poverty Median Household Income \$50,135 <i>S1901 2023 American Community Survey 1-Year Estimates</i></p>
 <p>Education Bachelor's Degree or Higher 62.0% <i>S1501 2023 American Community Survey 1-Year Estimates</i></p>	 <p>Employment Employment Rate 65.6% <i>DP03 2023 American Community Survey 1-Year Estimates</i></p>
 <p>Housing Total Housing Units 32,854 <i>H1 2020 Decennial Census</i></p>	 <p>Health Without Health Care Coverage 6.1% <i>S2701 2023 American Community Survey 1-Year Estimates</i></p>
 <p>Families and Living Arrangements Total Households 30,588 <i>DP02 2023 American Community Survey 1-Year Estimates</i></p>	 <p>Race and Ethnicity Hispanic or Latino (of any race) 5,451 <i>P9 2020 Decennial Census</i></p>

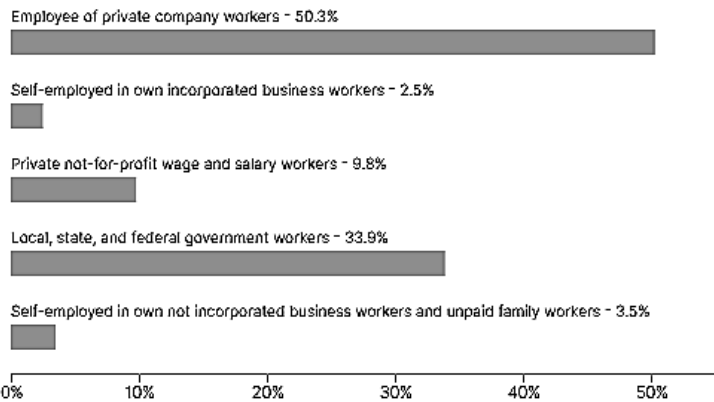
Education Attainment (Population 25 Years and Older)
in Iowa City city, Iowa



Median Income by Types of Families
in Iowa City city, Iowa

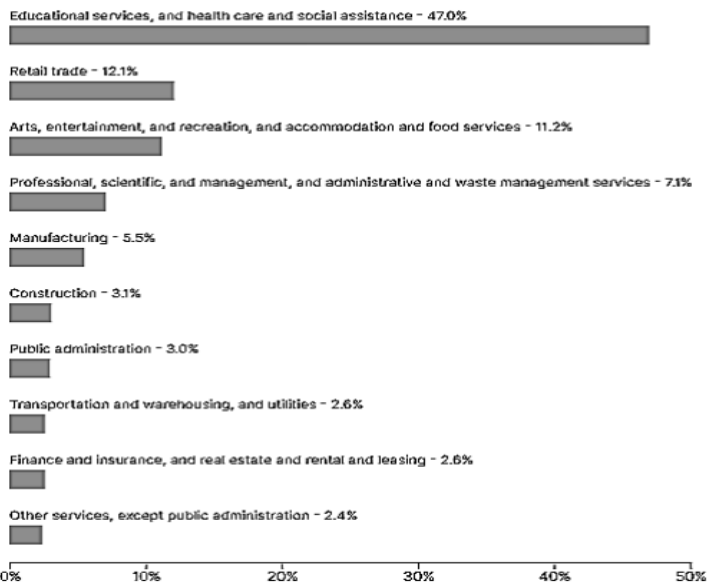


Class of Worker
in Iowa City city, Iowa



Industry

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



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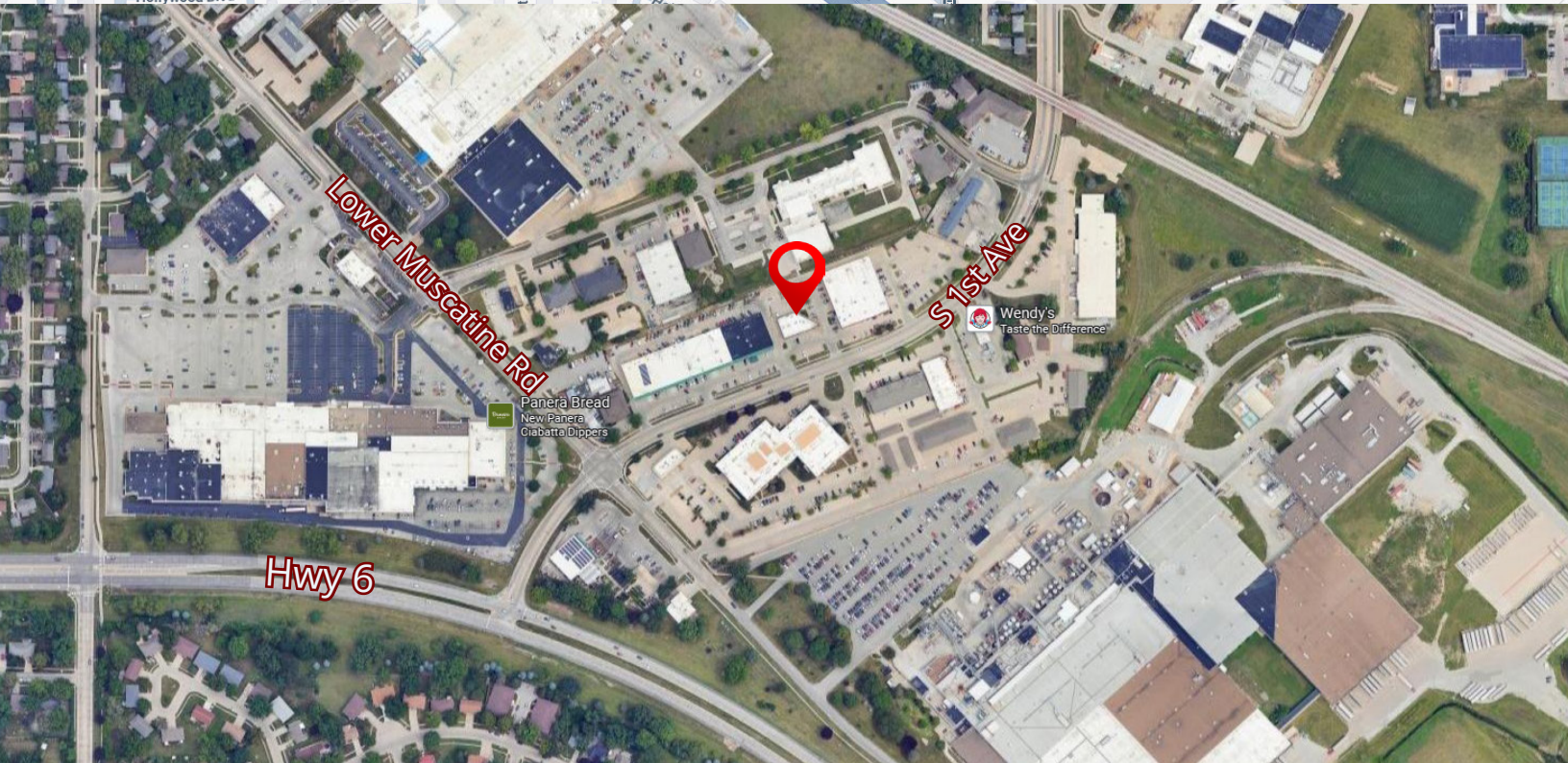
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