

FOR SALE

9 STURGIS CORNER DR

9 STURGIS CORNER DR IOWA CITY, IA 52246



PROPERTY DESCRIPTION

Absolute Net leased to Corporate Village Inn located at the corner of Highway 1 and Riverside Drive in Iowa City.

PROPERTY HIGHLIGHTS

- Located less than .75 miles from University of Iowa Hospital and University of Iowa Campus
- Tenant just exercised renewal option showing commitment to the location
- Leased through 10/31/2030
- Strong rent to sales
- Irreplaceable hard corner location

OFFERING SUMMARY

Sale Price:	\$1,770,000
Lot Size:	37,361 SF
Building Size:	4,944 SF
NOI:	\$114,000.00
Cap Rate:	6.44%



fergusoncres.com

MITCH PHILLIPS

515.309.0922

mitch@fergusoncres.com

DARIN FERGUSON

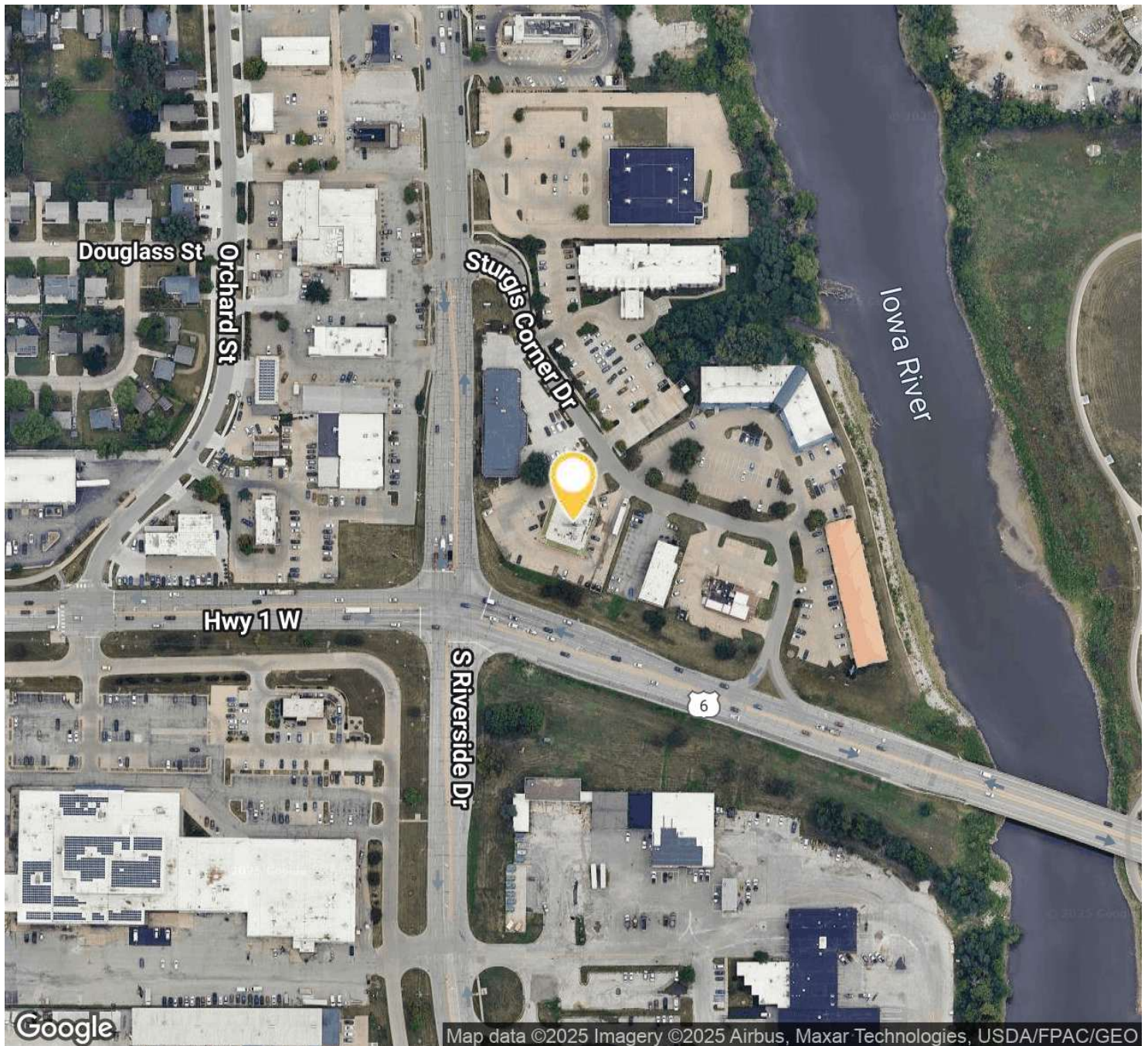
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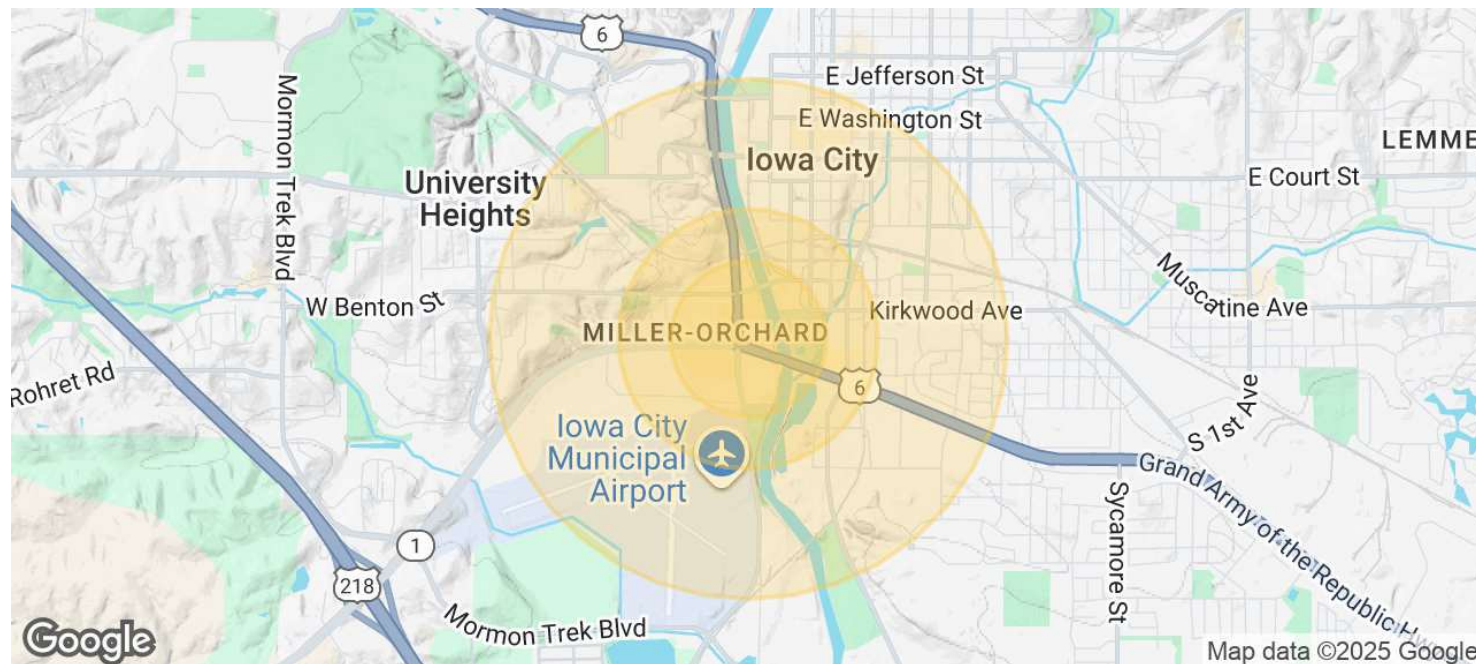
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	224	1,748	16,564
Average Age	32	31	29
Average Age (Male)	32	31	29
Average Age (Female)	33	32	29

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	111	820	7,474
# of Persons per HH	2	2.1	2.2
Average HH Income	\$60,283	\$60,192	\$62,859

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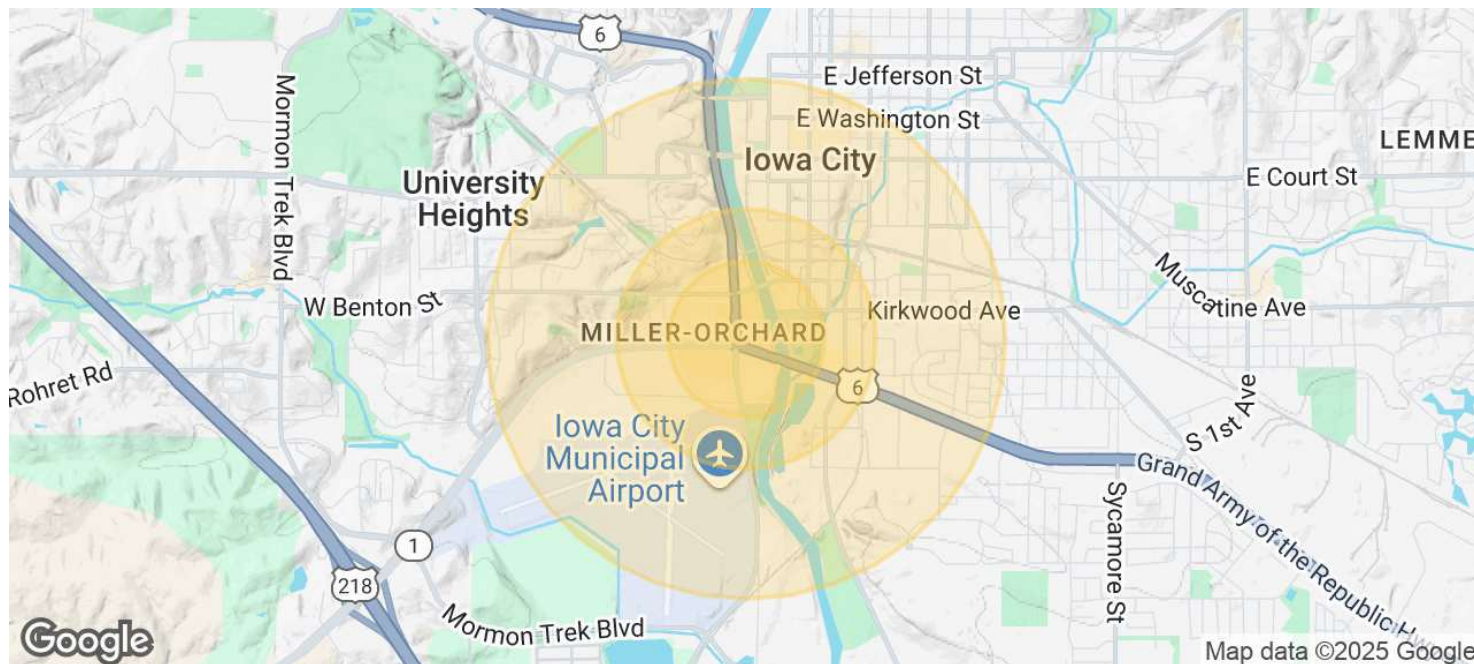
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Average House Value

\$369,138

\$398,162

\$415,842

Demographics data derived from AlphaMap

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