

FOR SALE



520 10TH AVE, CORALVILLE

\$5,139,200

This is a three story fully built out class A, elevator served, brick office building in the successful Town Square office/retail complex at the NEC of 6th Street & 10th Ave, just north of 5th Street, in Coralville, Iowa. The building is a total of 25,248 square feet. The lowest level is full daylight with garden windows & walk-up exterior exits. There are approx 35-40 offices/exam rooms & conference rooms on each floor with full ADA bathrooms, storage & service areas as required. The former occupant was the Coralville location of the Veteran's Administration Medical Clinic so many of the offices/exam rooms have hand sinks. The east side of the building features a grand two-story portico supported by 4 columns protecting the main entrance. There is a large off-street parking lot serving this & other buildings in the development with a disproportionate number of handicapped spaces at this front entry. The building is vacant & ready for the next tenant, or owner as the Property is offered for both lease or sale. The base rate of \$14.00 plus pass through expenses comes to \$45,699 per month, see additional listing.

Information deemed reliable, but not guaranteed.

Price:

\$5,139,200

Zoning:

C3

Total Sqft:

25,248 SQFT

Traffic Count:

2,250 cars on 10th Ave per day

Directions:

Southwest corner of the 6th St and 10th Ave intersection. Building faces east.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

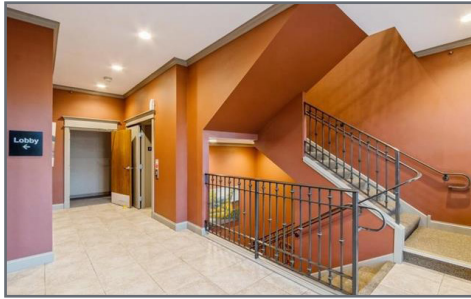
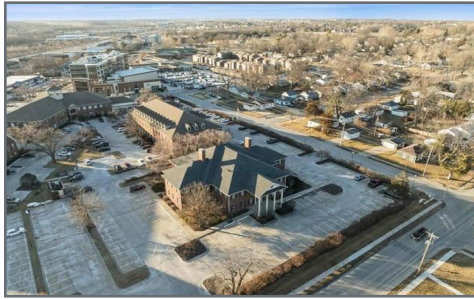
Licensed to sell real estate in the State of Iowa

LKR
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd
Iowa City, IA 52246

520 10TH AVE, CORALVILLE
\$5,139,200

FOR SALE



Jeff Edberg, CCIM, SIOR
Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®
Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

LKR
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd
Iowa City, IA 52246

520 10TH AVE, CORALVILLE
\$5,139,200

FOR SALE

Populations and People
Total Population
22,318
P1 | 2020 Decennial Census

Education
Bachelor's Degree or Higher
57.3%
S1501 | 2023 American Community Survey 5-Year Estimates

Housing
Total Housing Units
10,408
H1 | 2020 Decennial Census

Families and Living Arrangements
Total Households
9,777
DP02 | 2023 American Community Survey 5-Year Estimates

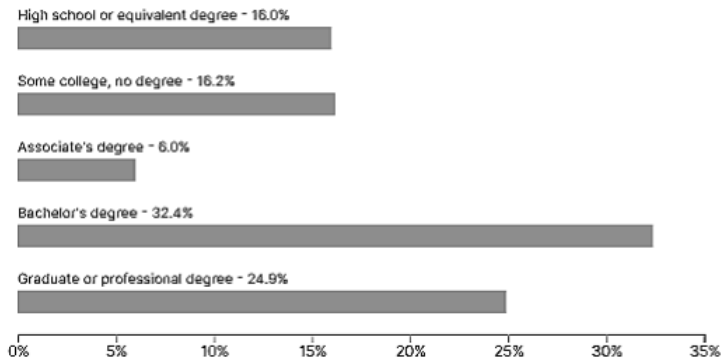
Income and Poverty
Median Household Income
\$66,508
S1901 | 2023 American Community Survey 5-Year Estimates

Employment
Employment Rate
68.2%
DP03 | 2023 American Community Survey 5-Year Estimates

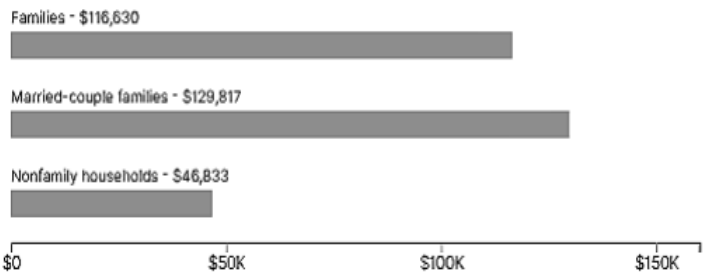
Health
Without Health Care Coverage
4.7%
S2701 | 2023 American Community Survey 5-Year Estimates

Race and Ethnicity
Hispanic or Latino (of any race)
1,555
P9 | 2020 Decennial Census

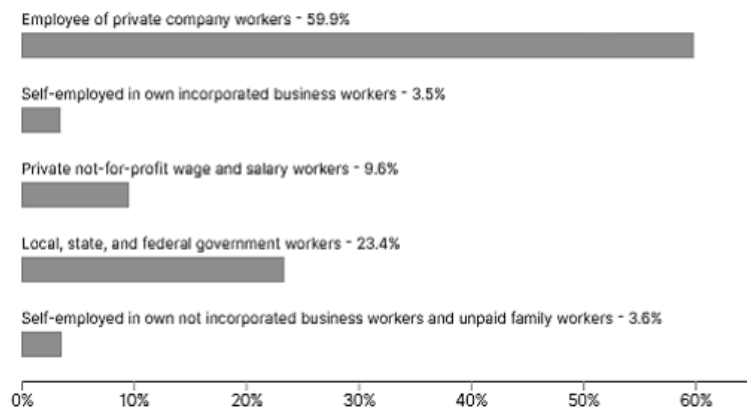
Education Attainment (Population 25 Years and Older) in Coralville city, Iowa



Median Income by Types of Families in Coralville city, Iowa

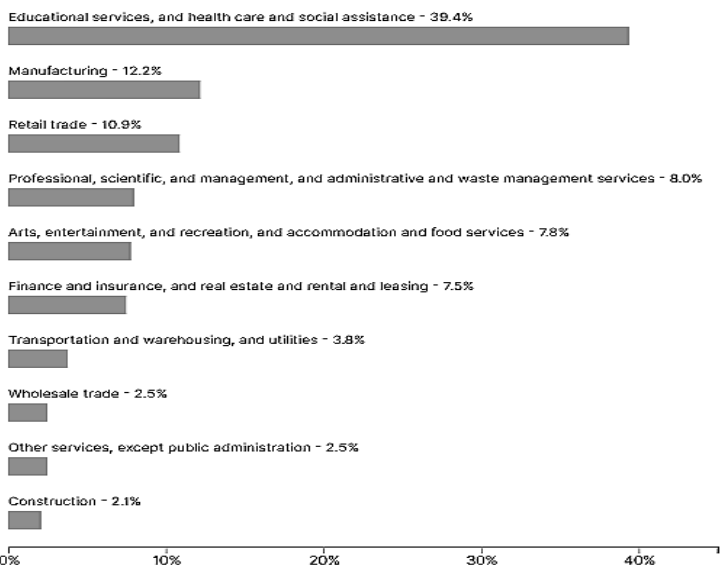


Class of Worker in Coralville city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and Over in Coralville city, Iowa



United States®
Census
Bureau

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

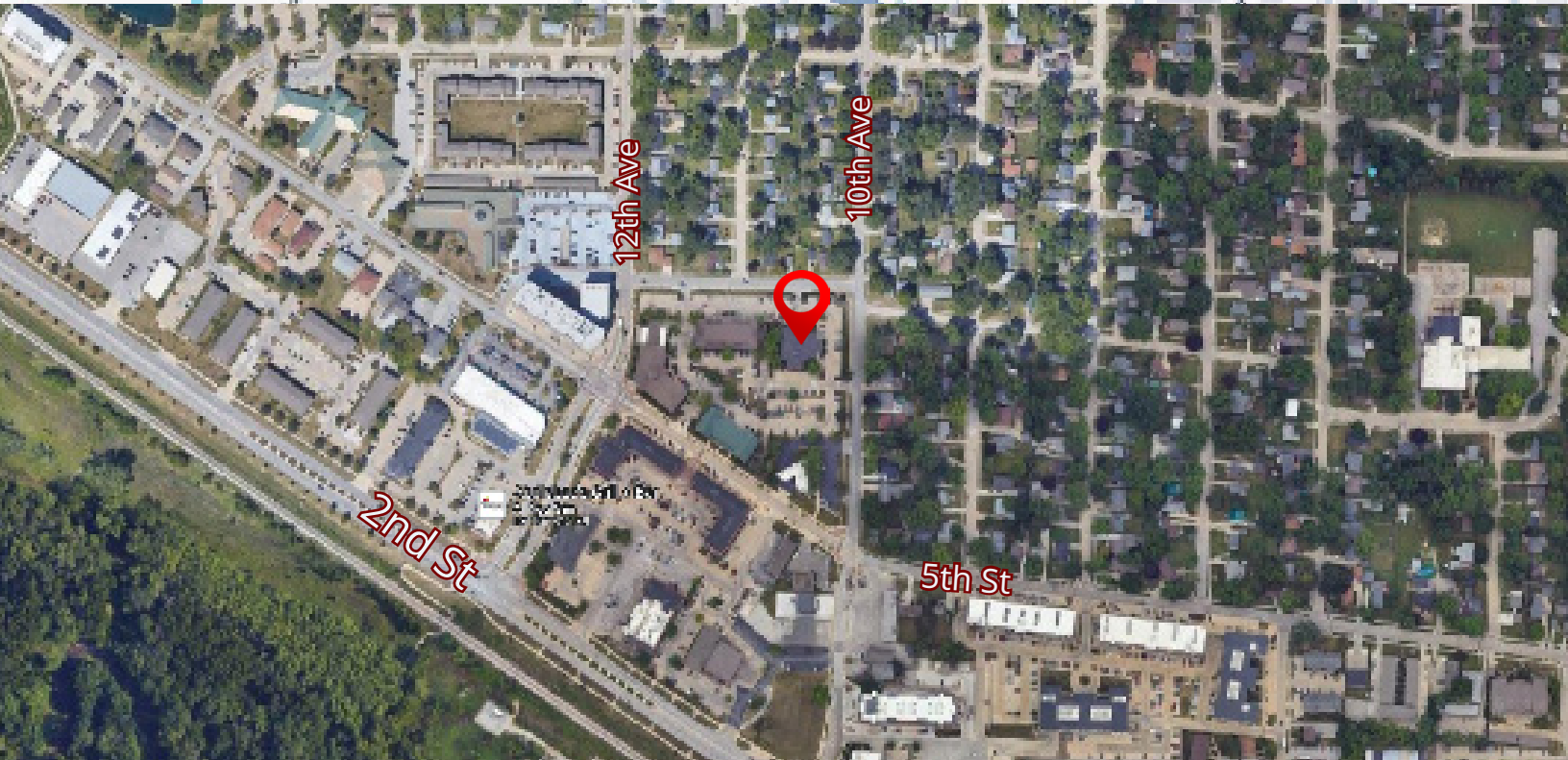
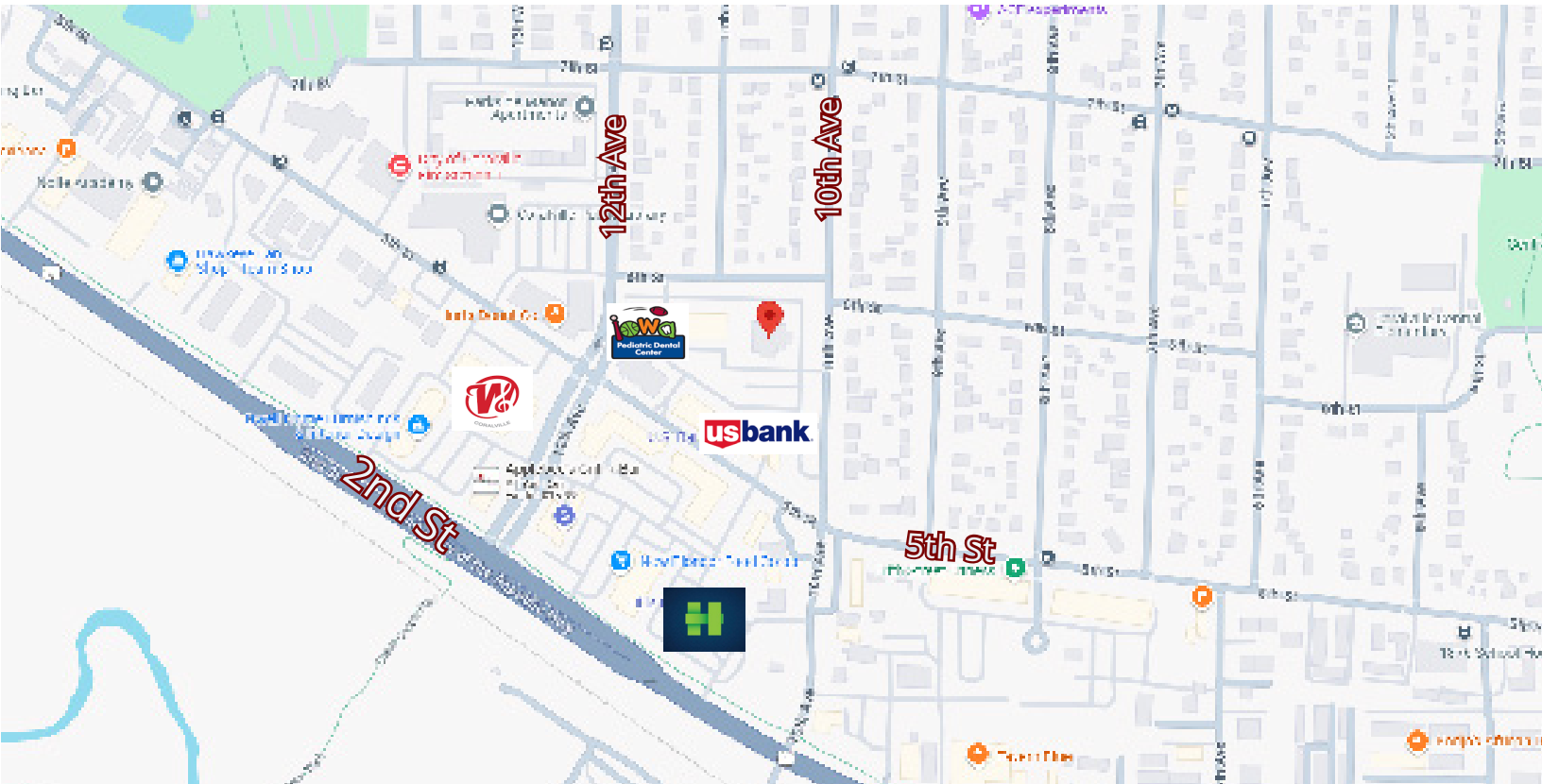
Licensed to sell real estate in the State of Iowa

LKR
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd
Iowa City, IA 52246

520 10TH AVE, CORALVILLE
\$5,139,200

FOR SALE



Jeff Edberg, CCIM, SIOR
Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®
Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

LKR
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd
Iowa City, IA 52246