

# 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.

**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.

Information deemed reliable, but not guaranteed.

**Jeff Edberg, CCIM, SIOR**

**Jeff Edberg Team**

319-331-6187

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**Carmen Krueger, Realtor®**

**Jeff Edberg Team**

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**LKR**  
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2346 Mormon Trek Blvd

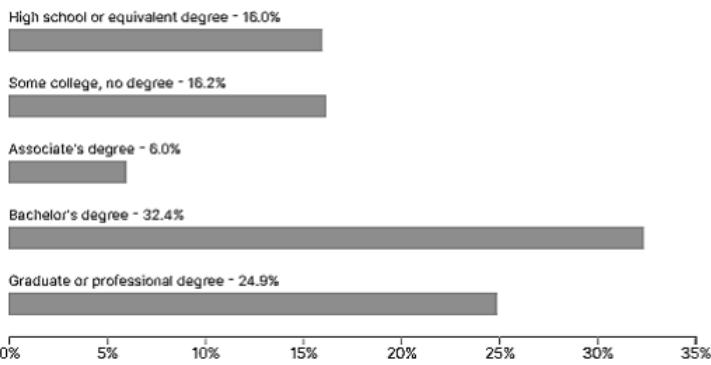
Iowa City, IA 52246

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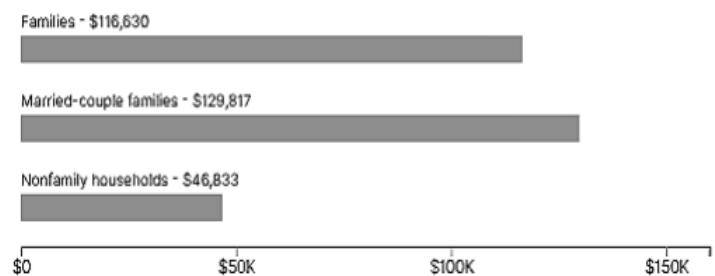
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 <b>Populations and People</b> Total Population <b>22,318</b> <small>PI   2020 Decennial Census</small>	 <b>Income and Poverty</b> Median Household Income <b>\$66,508</b> <small>S1901   2023 American Community Survey 5-Year Estimates</small>
 <b>Education</b> Bachelor's Degree or Higher <b>57.3%</b> <small>S1501   2023 American Community Survey 5-Year Estimates</small>	 <b>Employment</b> Employment Rate <b>68.2%</b> <small>DP03   2023 American Community Survey 5-Year Estimates</small>
 <b>Housing</b> Total Housing Units <b>10,408</b> <small>HI   2020 Decennial Census</small>	 <b>Health</b> Without Health Care Coverage <b>4.7%</b> <small>S2701   2023 American Community Survey 5-Year Estimates</small>
 <b>Families and Living Arrangements</b> Total Households <b>9,777</b> <small>DPO2   2023 American Community Survey 5-Year Estimates</small>	 <b>Race and Ethnicity</b> Hispanic or Latino (of any race) <b>1,555</b> <small>PS   2020 Decennial Census</small>

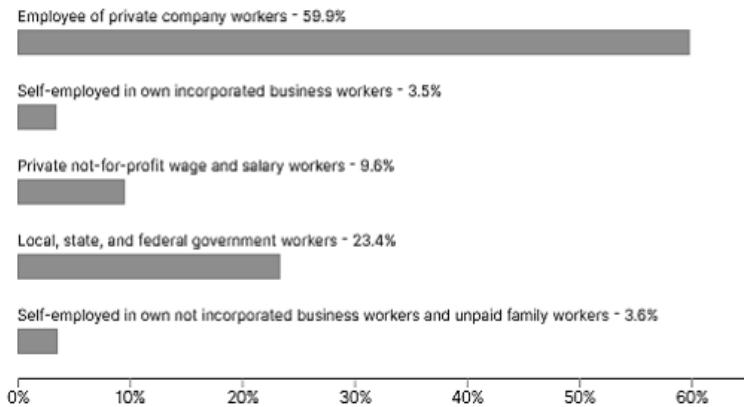
**Education Attainment (Population 25 Years and Older)**  
in Coralville city, Iowa



**Median Income by Types of Families**  
in Coralville city, Iowa

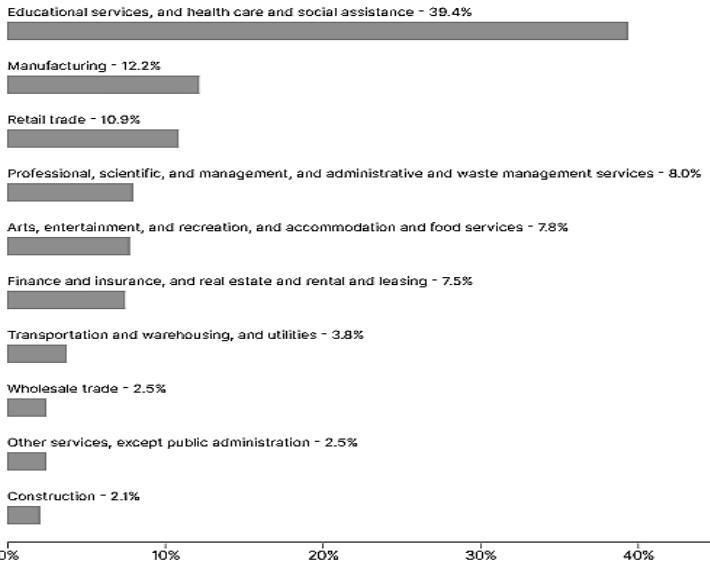


**Class of Worker**  
in Coralville city, Iowa



**Industry**

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



United States®  
Census  
Bureau

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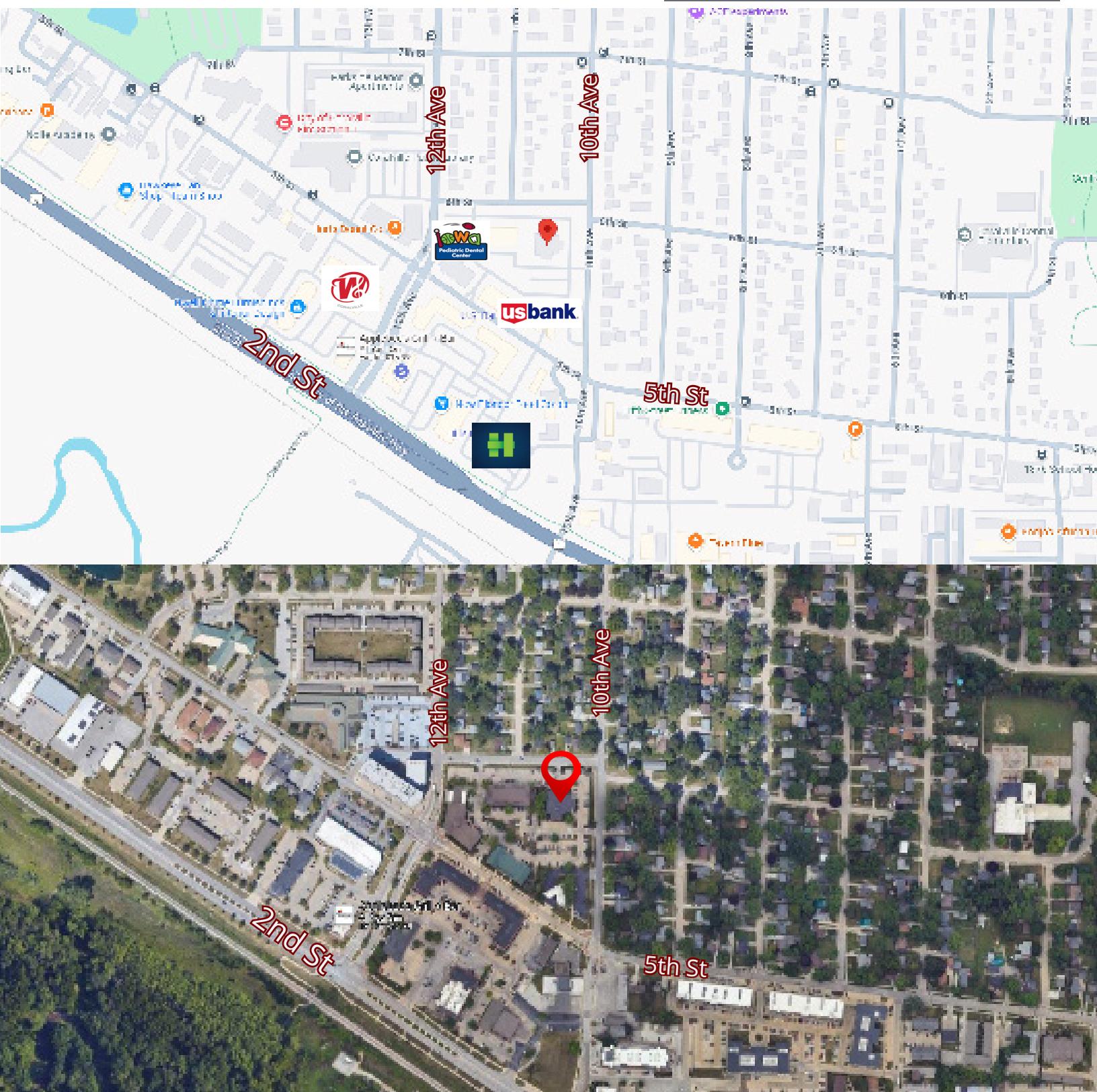
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The logo consists of the letters LKR in a large, bold, white sans-serif font. Below the letters, the text "LEPIC-KROEGER, REALTORS®" is written in a smaller, white, all-caps sans-serif font. The entire logo is set against a dark gray background.

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