

521 WESTBURY DR
IOWA CITY, IA 52245

OFFICE/RETAIL FOR LEASE

FOR LEASE | 1,250 SF

SUITE B2



427 1ST STREET SE, SUITE 200
CEDAR RAPIDS, IA 52401
319.731.3400 | GLDCOMMERCIAL.COM

ANGIE GLICK-MARTIN, SIOR
319.731.3409
angie@gldcommercial.com

RACHEL WATERS
319.731.3435
rachel@gldcommercial.com

PROPERTY OVERVIEW

Multi-tenant retail building with space available. Suite B2: Versatile 1,250 SF office or retail space with an open layout making it ideal for a variety of uses. The property offers ample onsite parking, quick access to I-80, and is surrounded by established residential neighborhoods, making it a convenient location to serve the growing east side community. Contact listing agent for details regarding existing tenant exclusivities.

OFFERING SUMMARY

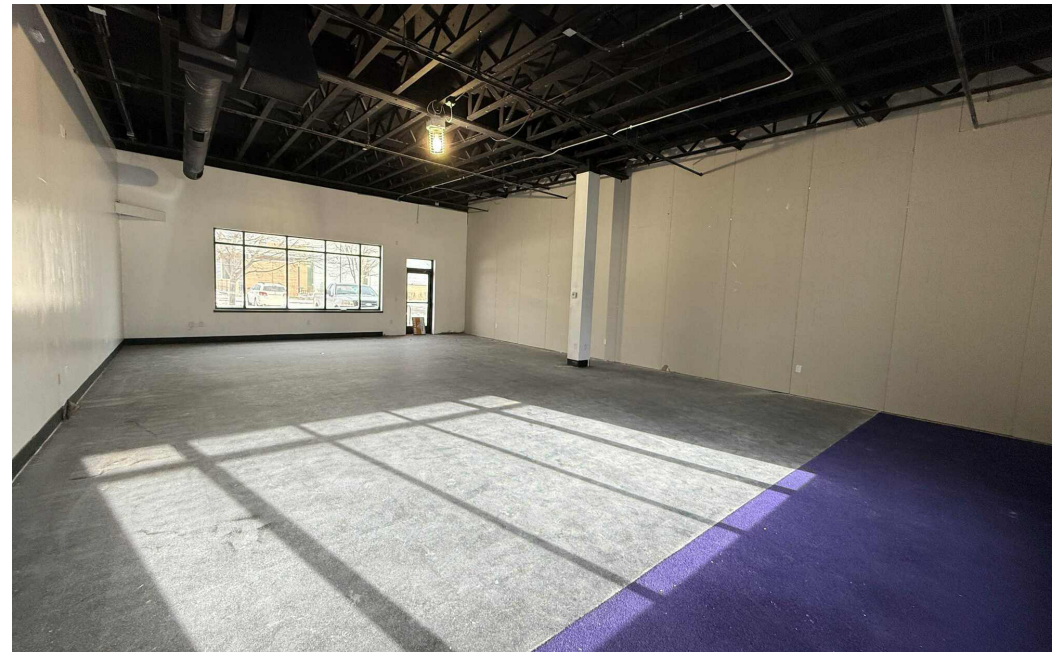
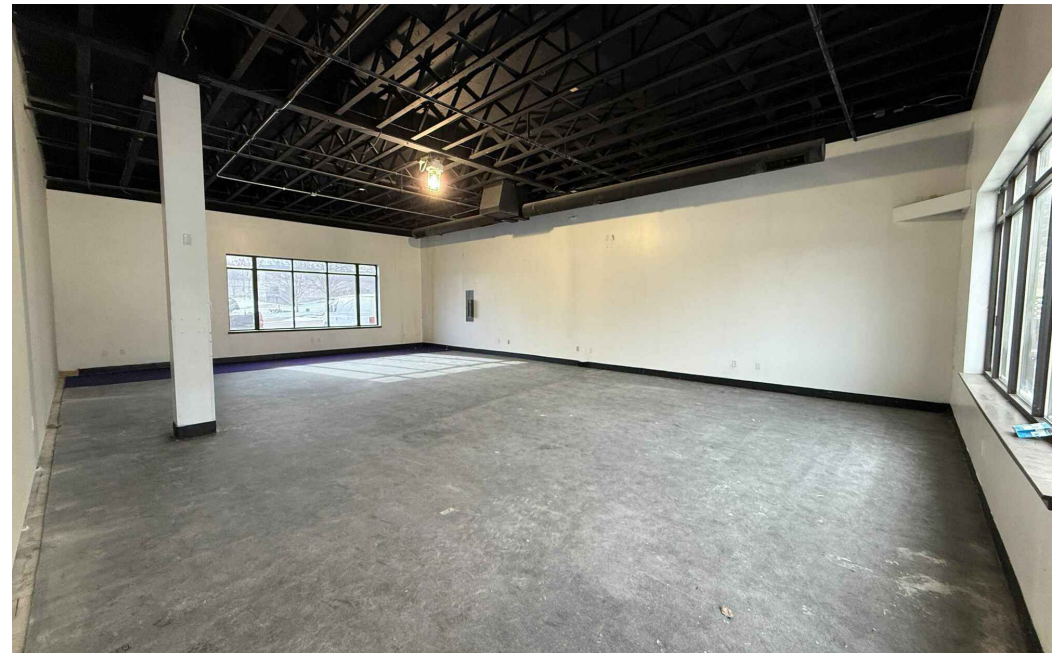
Lease Rate:	\$10 SF/yr (NNN)
Operating Expense Estimate:	\$8.30/SF
Building Size:	7,170 SF
Available SF:	1,250 SF
Lot Size:	0.5 Acres
Year Built:	2007
Zoning:	CC2, Community Commercial

EXECUTIVE SUMMARY

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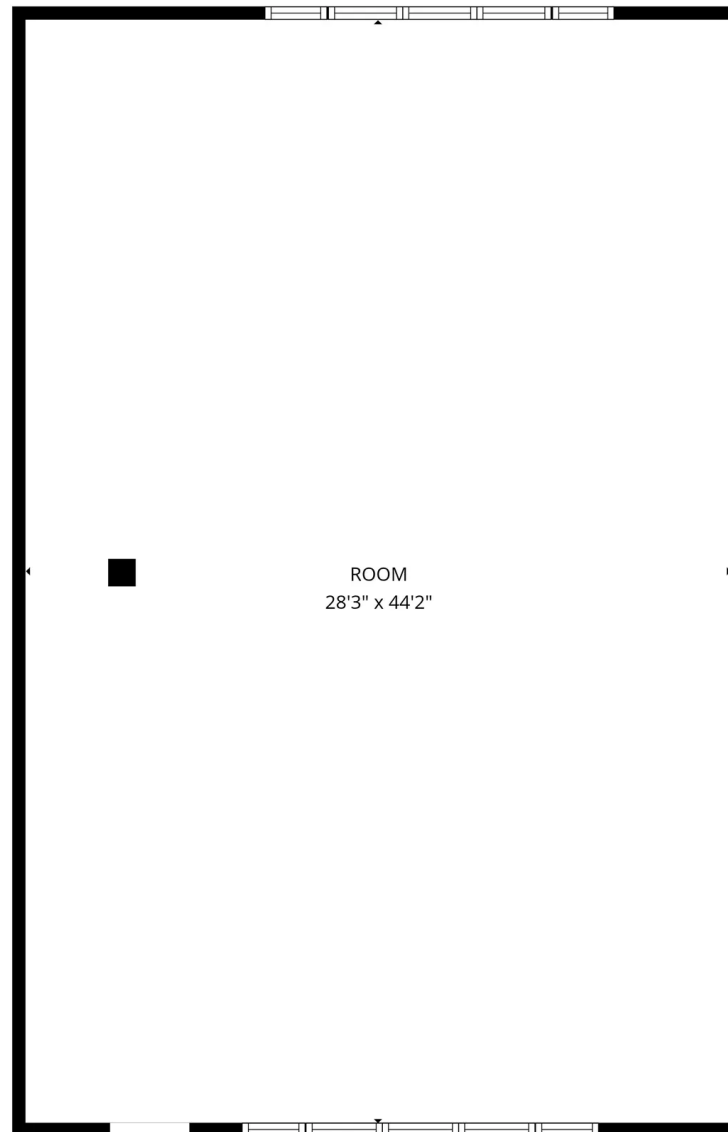
PHOTOS - SUITE B2

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FLOOR PLANS

521 WESTBURY DR, IOWA CITY, IA 52245



Suite B2

AERIAL MAP

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RETAILER MAP

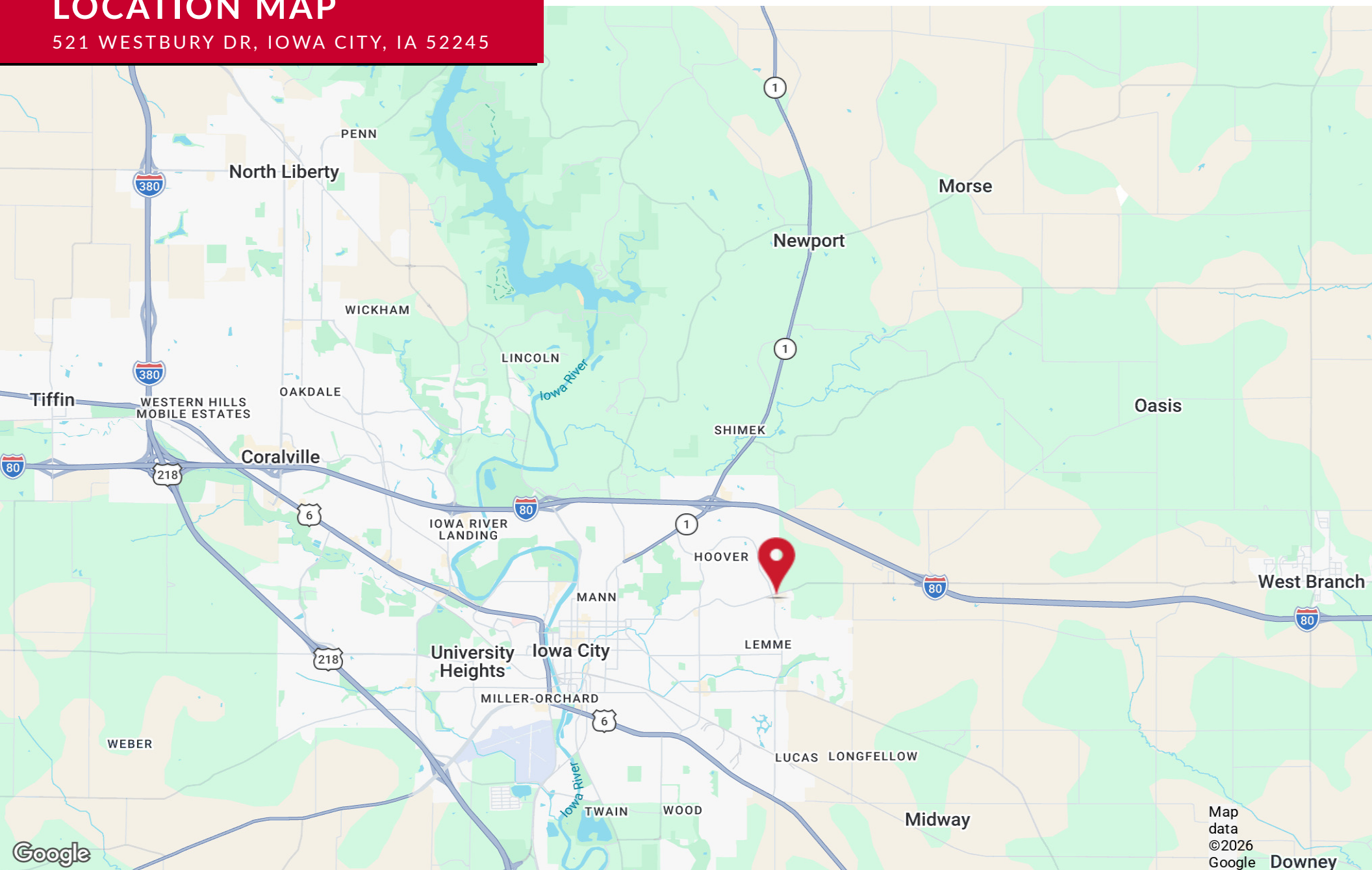
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

521 WESTBURY DR, IOWA CITY, IA 52245

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,753	49,785	80,833
Average Age	41.5	32.6	31.9
Average Age (Male)	40.6	32.7	32.4
Average Age (Female)	42.9	33.1	32.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,902	20,334	33,661
# of Persons per Household	2.3	2.4	2.4
Average Household Income	\$114,518	\$83,396	\$90,777
Average House Value	\$319,137	\$264,980	\$286,568

2023 American Community Survey (ACS)

