



FOR SALE

2830 COMMERCE DR, CORALVILLE

\$2,554,500

2.93 acres of C2 property with I-80 frontage, just west of Cheddars. The traffic Count on I-80 is 63,700 per day and the traffic count on Commerce Drive, the north frontage is 15,000 cars per day. This is an amazing high traffic retail site for a Highway Commercial type business. There is a 30 foot elevation change on the west side of this site, but there is plenty of room on the east side for a building and parking location.

Information deemed reliable, but not guaranteed.

Price:

\$2,554,500

Zoning:

C2

Total Acres:

2.93 Acres

Traffic Count:

15,000 cars on Commerce Dr per day

Directions:

From Hwy 965 go W on Heartland Dr and continue past the round about. The parcel is to the south of the Heartland Dr and Commerce Dr intersection.

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

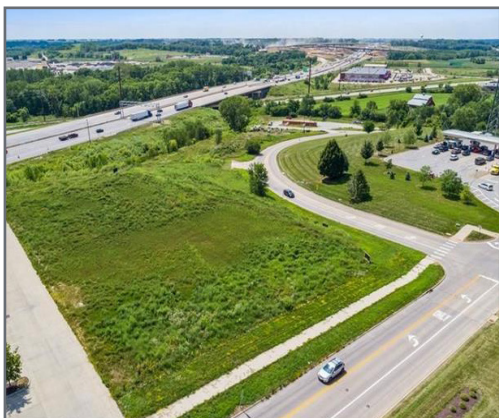
Licensed to sell real estate in the State of Iowa

LKR
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd, Iowa City, IA 52246

2830 COMMERCE DR, CORALVILLE
\$2,554,500

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

2830 COMMERCE DR, CORALVILLE
\$2,554,500

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

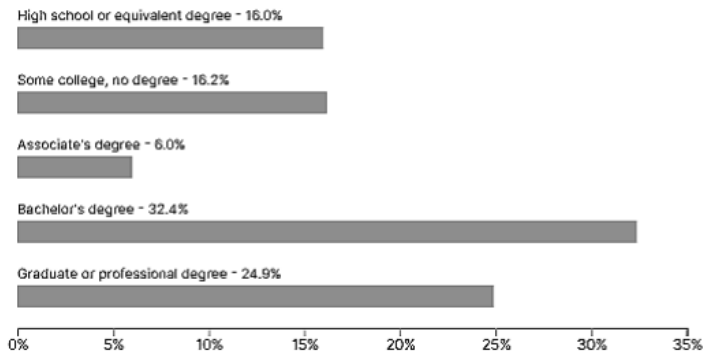


Health
Without Health Care Coverage
4.7%
S2701 | 2023 American Community Survey 5-Year Estimates

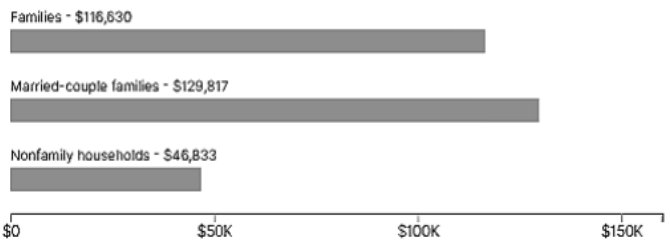


Race and Ethnicity
Hispanic or Latino (of any race)
1,555
PB | 2020 Decennial Census

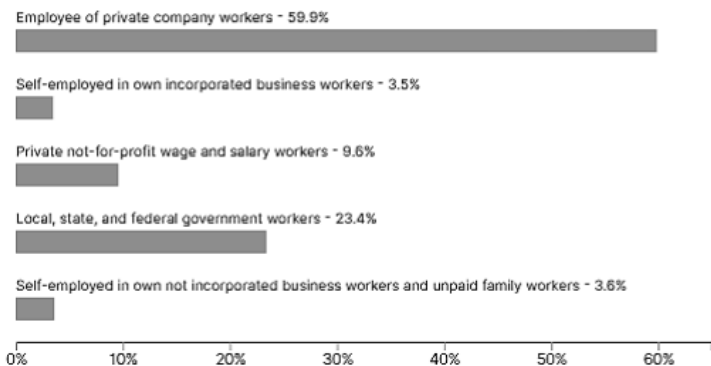
Education Attainment (Population 25 Years and Older) in Coralville city, Iowa



Median Income by Types of Families in Coralville city, Iowa

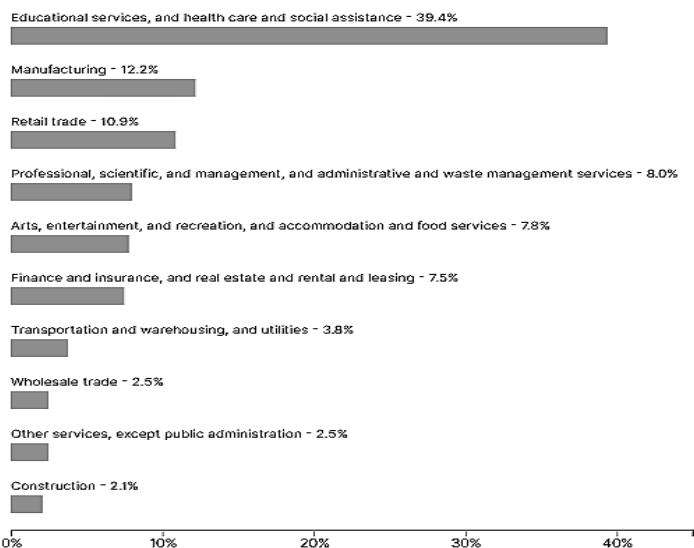


Class of Worker in Coralville city, Iowa



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

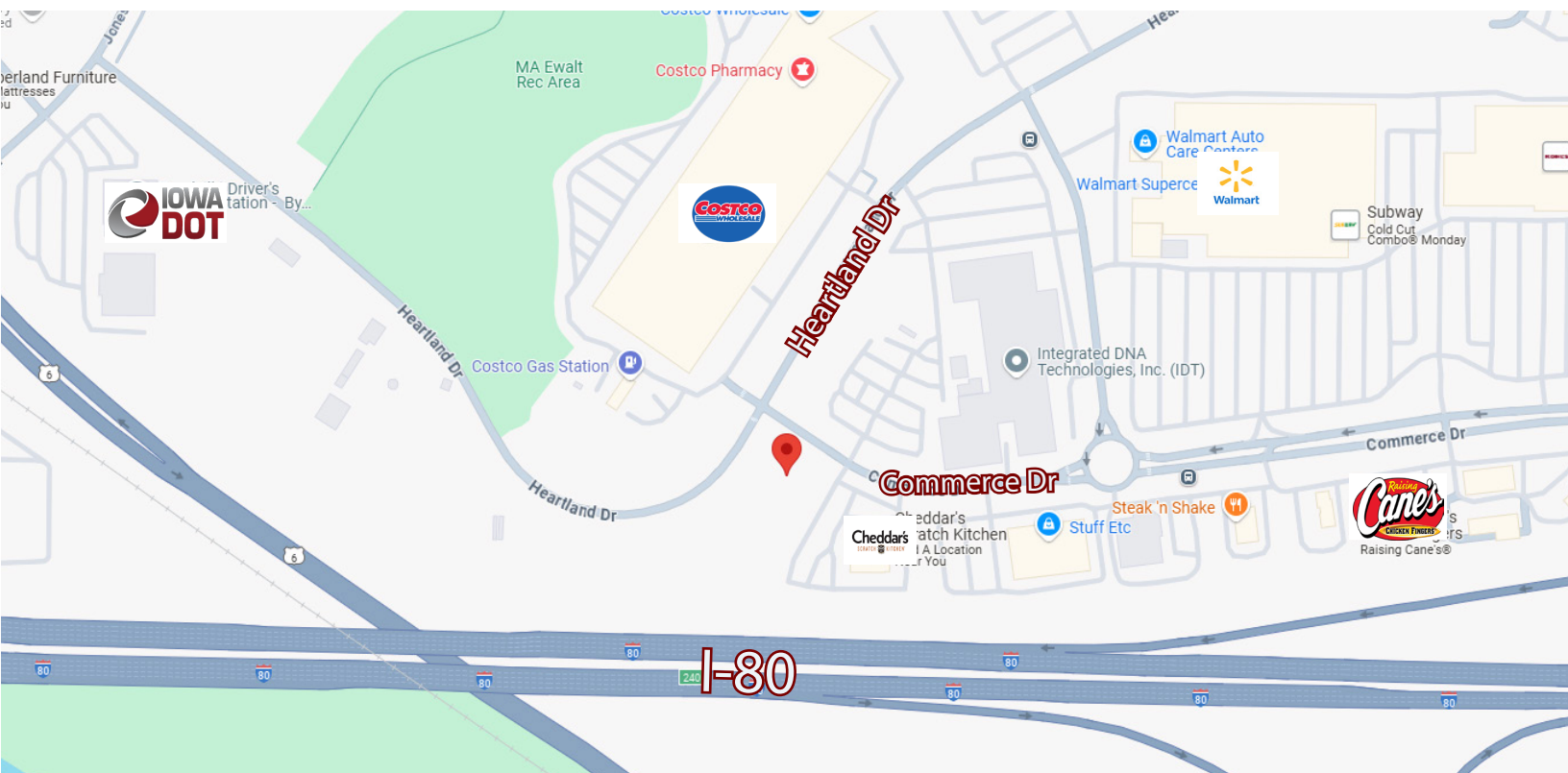
Licensed to sell real estate in the State of Iowa

LKR
LEPIC-KROEGER, REALTORS[®]

2346 Mormon Trek Blvd, Iowa City, IA 52246

2830 COMMERCE DR, CORALVILLE
\$2,554,500

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