



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

FOR SALE OR LEASE

OAKDALE COMMONS

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iowacommercialadvisors.com

**SITE
1 - 5.69 ACRES**

HUNTER
Companies

OAKDALE COMMONS

SW Corner of Oakdale Blvd & 12th Ave / Coralville, IA

FOR SALE OR LEASE

SALE PRICE: NEGOTIABLE
BUILT-TO-SUIT OR
LAND LEASE: NEGOTIABLE

- Commercial corner located at a signalized intersection in North Coralville
- In close proximity to Oakdale Research Park and dense residential neighborhoods
- Ideally suited for multi-family, senior housing, mixed-use, or neighborhood commercial
- Flexible lot sizes as they can be subdivided and re-platted to fit prospects' needs
- Convenient location on two major arterial roadways connecting the northern portion of Coralville and North Liberty to the heart of Coralville and I-80



LOT SIZE TOTAL:
5.69

LOTS AVAILABLE:
1, 2, 3, & 4

ZONING CLASS:
C-PUD1

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OAKDALE COMMONS LOT AVAILABILITY



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OAKDALE COMMONS AERIAL MAP



NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION	 TRAFFIC COUNTS
1 Mile	7,557	\$124,402	5,219	12th Ave: 6,600 VPD
3 Miles	37,268	\$95,498	30,768	Oakdale Blvd: 4,410 VPD
5 Miles	98,470	\$84,868	121,233	

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