

### FOR SALE OR LEASE OAKDALE COMMONS

### JOSH SEAMANS, CCIM

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2720 1st Ave NE Suite 212 Cedar Rapids, IA 52402 Main +1 319 229 1003 iowacommercialadvisors.com SITE 1 - 5.69 ACRES

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HUNTER

# 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

### CONTACT

### JOSH SEAMANS, CCIM

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LOT SIZE TOTAL: LOTS AVAILABLE: 5.69 1, 2, 3, & 4

ZONING CLASS: C-PUD1

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### OAKDALE COMMONS LOT AVAILABILITY



### CONTACT

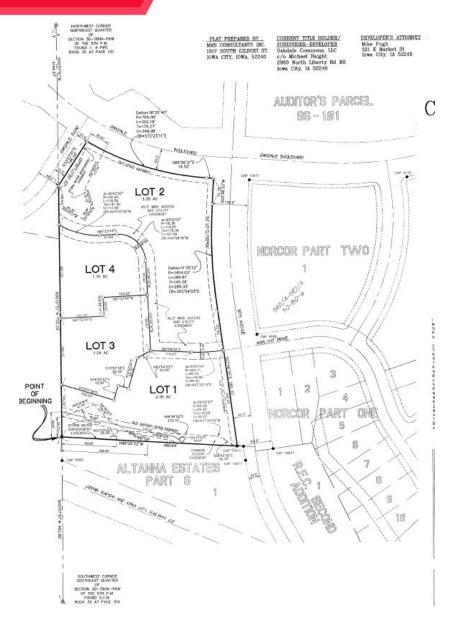


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### OAKDALE COMMONS FINAL PLAT



### CONTACT

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### **NEIGHBORHOOD DEMOGRAPHICS**

	POPULATION	AVERAGE HOUSEHOLD INCOME			
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		1, 110 VI D
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