

FOR SALE



800 CAMP CARDINAL BLVD, IOWA CITY \$1,000,000

This is a highly visible parcel of 7.2 acres right on Camp Cardinal Blvd, just north of Melrose Ave, and just east of the interchange between Melrose and US-218. The traffic count on Camp Cardinal is 7,700 cars per day, 14,600 cars on Melrose, and 16,550 on US-218 per day. The property has just been zoned MU allowing both commercial uses on ground floors and multi-residential uses. All utilities are to the property and it is close to the growing University Hospital complex and a straight shot north to Coralville. There is easy access from this site to North Liberty and even Cedar Rapids via I-380.

Information deemed reliable, but not guaranteed.

Price:

\$1,000,000

Zoning:

MU

Total Acres:

7.2 Acres

Traffic Count:

7,700 cars on Camp Cardinal Blvd per day

Directions:

Northeast corner of Camp Cardinal Blvd and Melrose Ave.

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

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✉️ carmen@icrealestate.com

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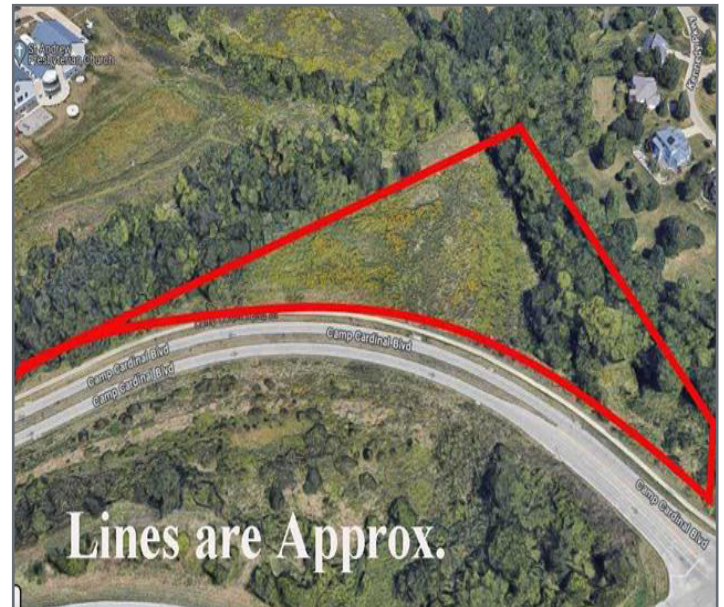
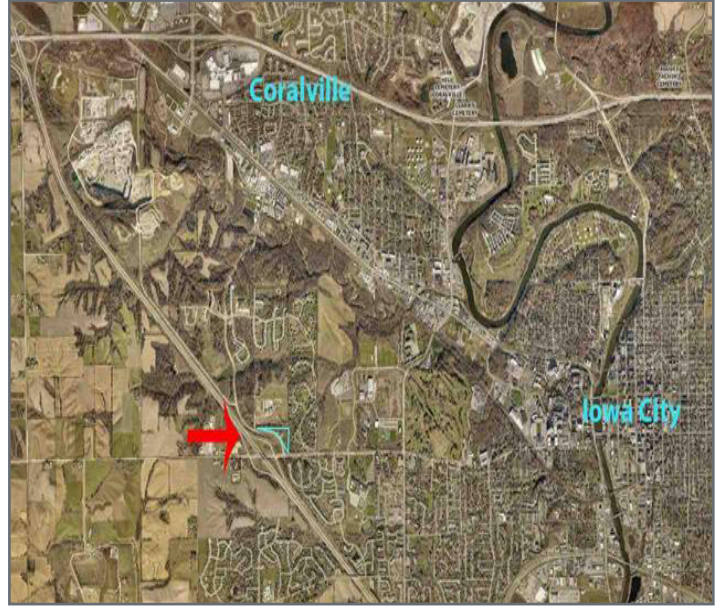
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LEPIC-KROEGER, REALTORS®

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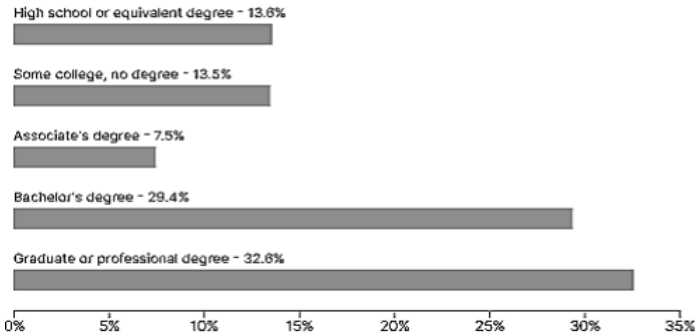
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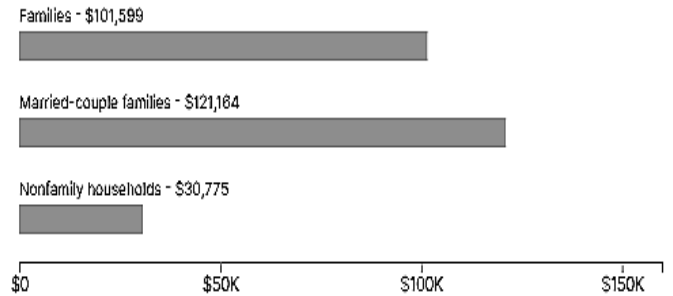
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| <p>Populations and People Total Population 74,828 <i>P1 2020 Decennial Census</i></p> | <p>Income and Poverty Median Household Income \$50,135 <i>S1901 2023 American Community Survey 1-Year Estimates</i></p> |
| <p>Education Bachelor's Degree or Higher 62.0% <i>S1501 2023 American Community Survey 1-Year Estimates</i></p> | <p>Employment Employment Rate 65.6% <i>DP03 2023 American Community Survey 1-Year Estimates</i></p> |
| <p>Housing Total Housing Units 32,854 <i>H1 2020 Decennial Census</i></p> | <p>Health Without Health Care Coverage 6.1% <i>S2701 2023 American Community Survey 1-Year Estimates</i></p> |
| <p>Families and Living Arrangements Total Households 30,588 <i>DP02 2023 American Community Survey 1-Year Estimates</i></p> | <p>Race and Ethnicity Hispanic or Latino (of any race) 5,451 <i>P9 2020 Decennial Census</i></p> |

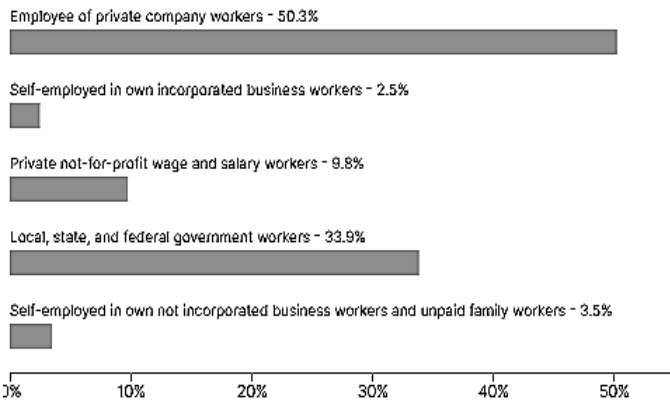
Education Attainment (Population 25 Years and Older)
 in Iowa City city, Iowa



Median Income by Types of Families
 in Iowa City city, Iowa

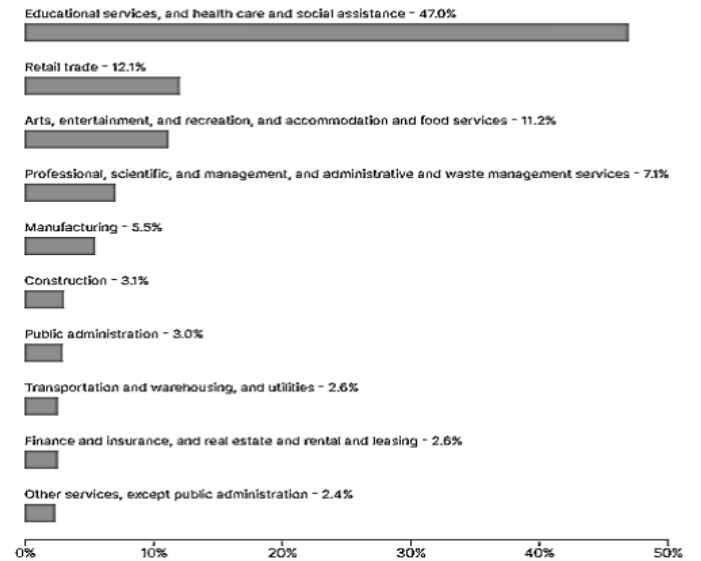


Class of Worker
 in Iowa City city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and ...
 in Iowa City city, Iowa



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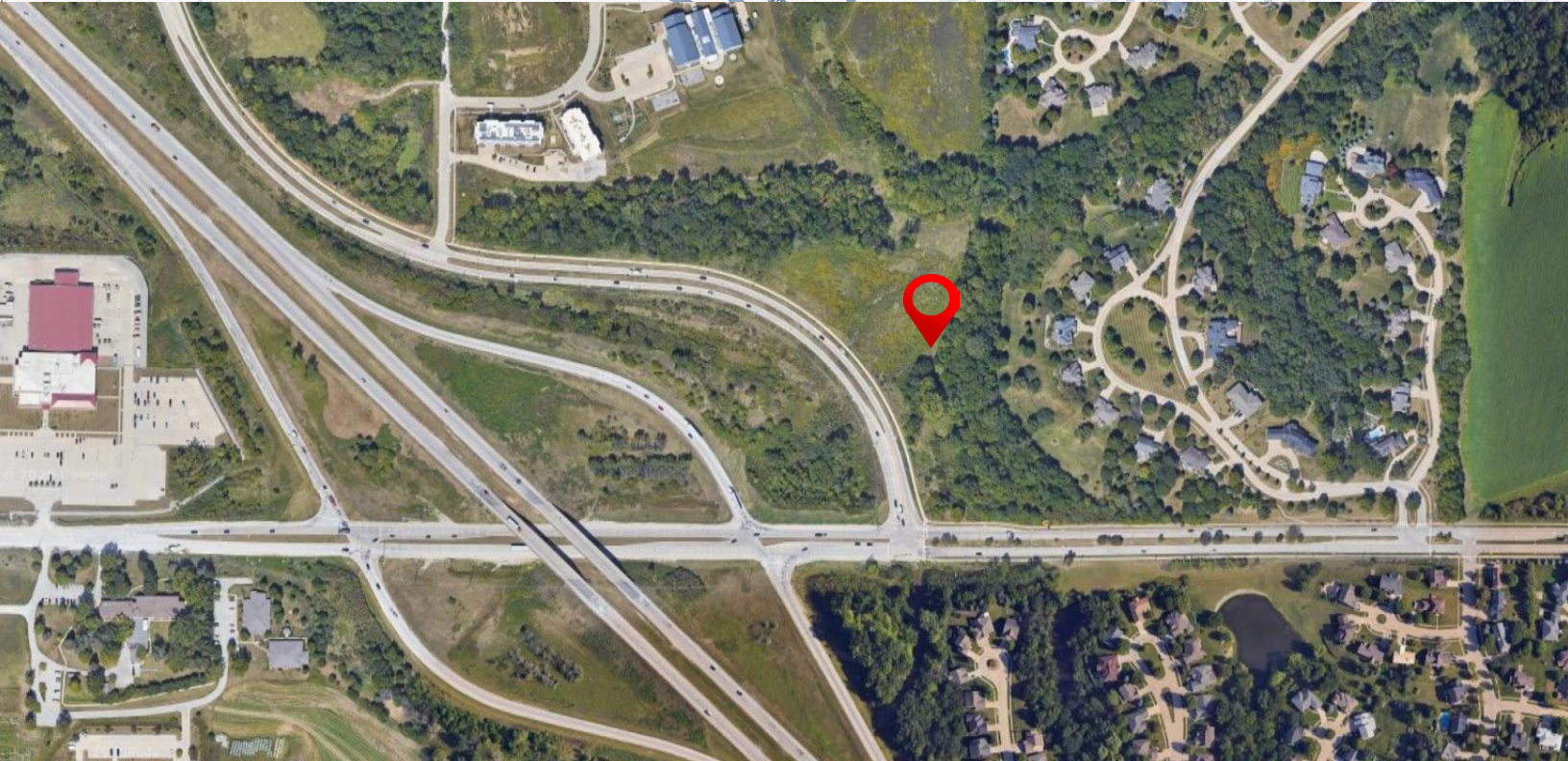
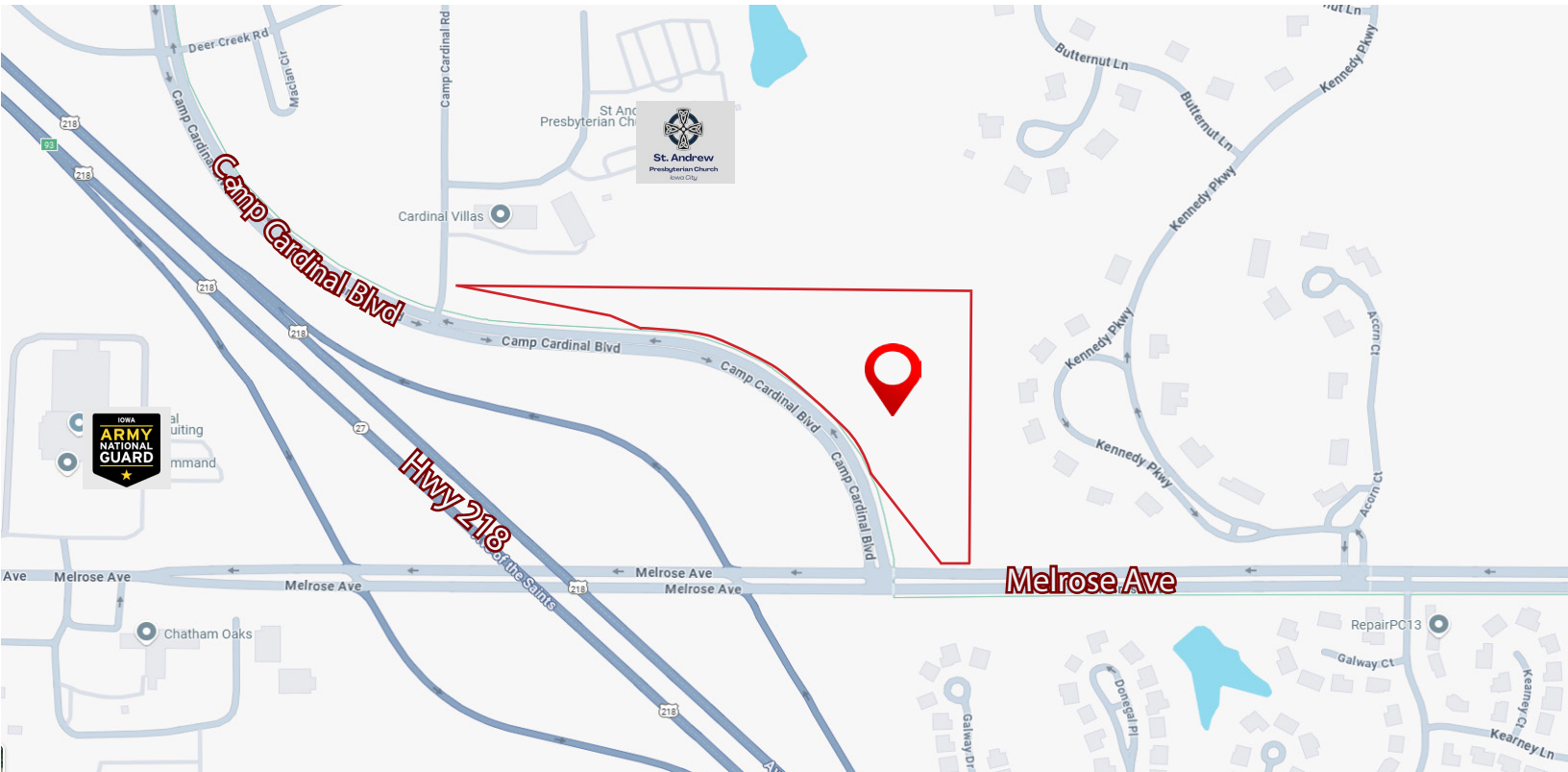
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