

CORAL NORTH RETAIL FOR LEASE

2515 Corridor Way | Coralville, Iowa



OVERVIEW

Fantastic leasing opportunities with excellent visibility from Interstate 80. Five suites available in a prominent retail node which features over 1,000,000 SF of retail in the Coral Ridge Mall, located just south of this center. Coral Ridge Mall sees 10,000,000 visitors per year. 500,000 residents in the Iowa City/ Coralville trade area are frequent visitors to this shopping area as are the 45,000 vehicles per day traveling on I-80 & I-380.

FOR MORE INFORMATION:

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FEATURES

- Suite 2: 23,028 SF
 - Suite 10B: 1,800 SF - For Sublease
 - Suite 14: 1,420 SF
 - Suite 15: 2,248 SF
 - Suite 16: 1,260 SF
- } Can combine to approx. 5,000 SF
- One development lot +/- 1.1 acres for ground lease; priced between \$2-3/SF/year
 - Base rent pricing:
Small shops: Mid-20's/SF/yr
Anchor space: Call for details

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CHAINLINKS
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4350 Westown Parkway Suite 100 West Des Moines, IA 50266
www.buyersrealtyinc.com 515-277-4000

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1A. Burlington	25,000 sq. ft.
1B. Ross Dress for Less	25,000 sq. ft.
2. AVAILABLE	23,028 sq. ft.
3. Michael's	21,633 sq. ft.
4. PetCo	15,050 sq. ft.
5. Dollar Tree	10,410 sq. ft.
6. TJ Maxx	25,000 sq. ft.

7. Mattress Firm	3,855 sq. ft.	15. AVAILABLE	2,248 sq. ft.
8. Golf Coralville	3,052 sq. ft.	16. AVAILABLE	1,260 sq. ft.
9. Aspen Dental	3,240 sq. ft.	17. Men's Wearhouse	3,832 sq. ft.
10A. Vision 4 Less	3,000 sq. ft.	18. Red Wing	2,248 sq. ft.
10B. AVAILABLE	1,800 sq. ft.	19. Quinton's	3,990 sq. ft.
11. Texas Roadhouse	7,135 sq. ft.	20. Sally Beauty	1,520 sq. ft.
12. Chicken Salad Chick	2,150 sq. ft.	21. Premiere Nails	1,755 sq. ft.
13. Chicken Salad Chick	997 sq. ft.	22. Buffalo Wild Wings	5,561 sq. ft.
14. AVAILABLE	1,420 sq. ft.	23. BioLife	14,904 sq. ft.

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A+ Anchor and Small Shop Space Available in Coralville



DEMOGRAPHICS

ESRI 2024	3 mile	5 mile
Population	35,561	97,720
Avg. HH Income	\$114,130	\$104,221

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