

FOR SALE



302 2ND STREET, CORALVILLE

\$2,495,000

The combined parcels for sale are a total of 1.39 acres m/l, and that's where the real value is! Zoned C2 and I2, this area is considered the next major area for development on a high traffic street with over 24,000 cars per day. These parcels are bordered by 2nd St to the north and 1st St to the south for good traffic circulation. The addresses associated with this offering are 301 1st St, 302, 302 1/2, 304 and 306 2nd Street. Currently on the property is a commercial building with 8,576 SF of office and warehouse space. The entire building is leased for a year at a time at the rate of \$5,409 per month, gross (including taxes, insurance and CAM).

Price:
\$2,495,000

Zoning:
C2 I2

Total Acreage:
1.39 Acres

Traffic Count:
24,000 cars on 2nd St per day

Directions:
On the South side of the Coralville Strip (2nd St), West of the 1st Ave intersection and East of the 4th Ave intersection. Across the street from CopyWorks and Monica's.

Information deemed reliable, but not guaranteed.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

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LEPIC-KRUEGER, REALTORS®

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Iowa City, IA 52246

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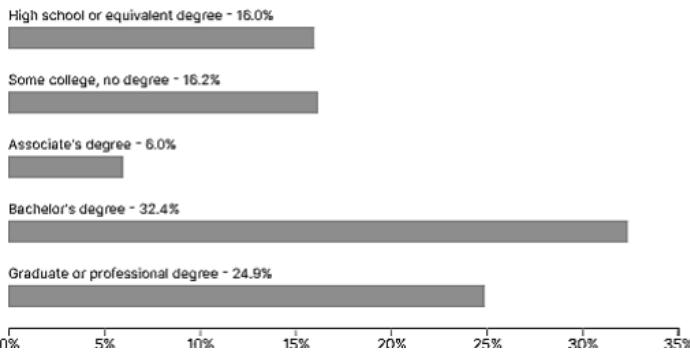
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 Populations and People Total Population 22,318 <small>PI 2020 Decennial Census</small>	 Income and Poverty Median Household Income \$66,508 <small>S1901 2023 American Community Survey 5-Year Estimates</small>
 Education Bachelor's Degree or Higher 57.3% <small>S1501 2023 American Community Survey 5-Year Estimates</small>	 Employment Employment Rate 68.2% <small>DP03 2023 American Community Survey 5-Year Estimates</small>
 Housing Total Housing Units 10,408 <small>HI 2020 Decennial Census</small>	 Health Without Health Care Coverage 4.7% <small>S2701 2023 American Community Survey 5-Year Estimates</small>
 Families and Living Arrangements Total Households 9,777 <small>DP02 2023 American Community Survey 5-Year Estimates</small>	 Race and Ethnicity Hispanic or Latino (of any race) 1,555 <small>PI 2020 Decennial Census</small>

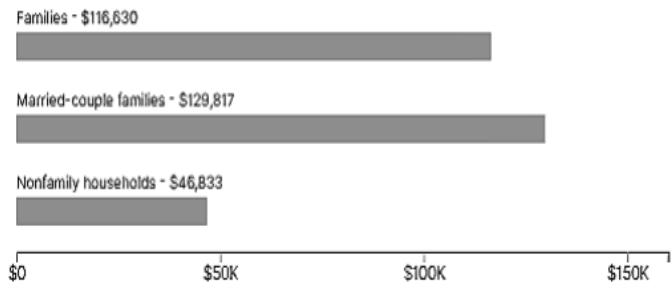
Education Attainment (Population 25 Years and Older)

in Coralville city, Iowa



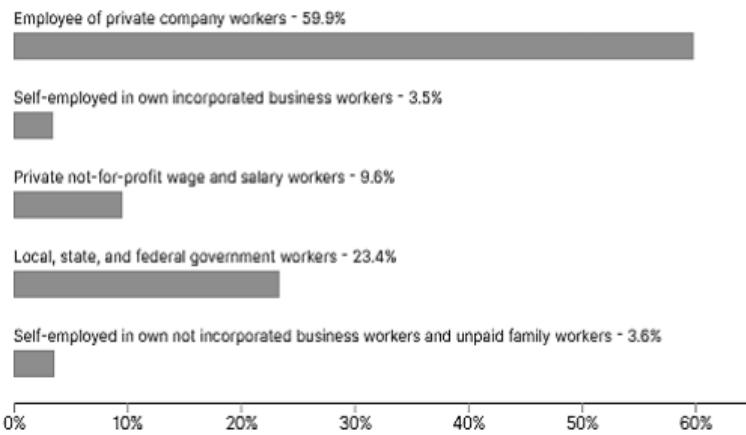
Median Income by Types of Families

in Coralville city, Iowa



Class of Worker

in Coralville city, Iowa



United States®
Census
Bureau

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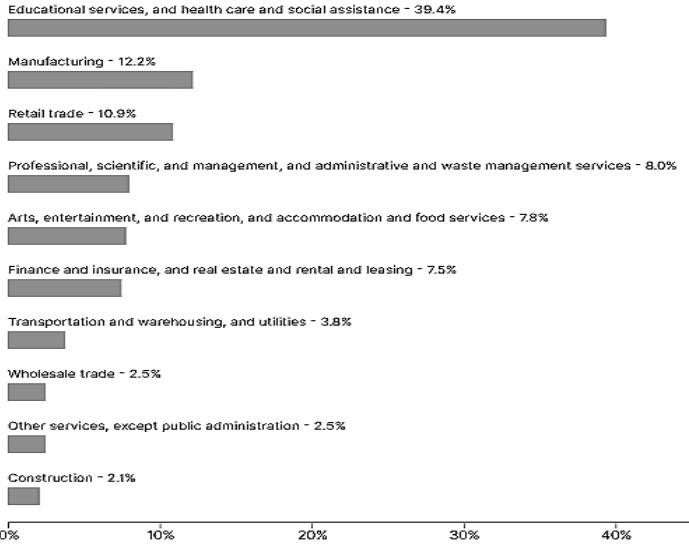
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Industry

Industry for the Civilian Employed Population 16 Years and Over

in Coralville city, Iowa



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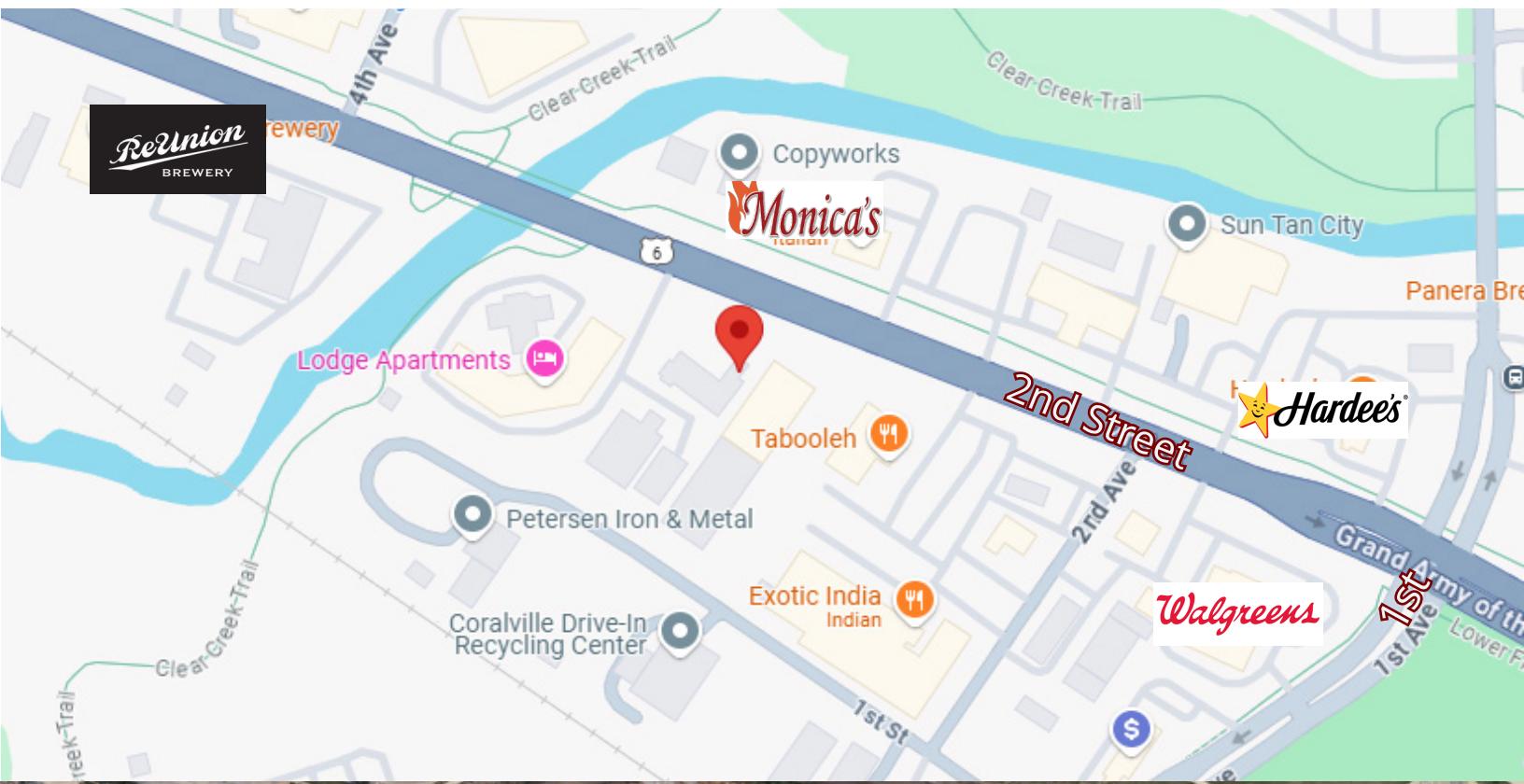
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