



# 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).

Information deemed reliable, but not guaranteed.

**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.

**Jeff Edberg, CCIM, SIOR**

**Jeff Edberg Team**

📞 319-331-6187

✉️ [Jeff@icrealestate.com](mailto:Jeff@icrealestate.com)

🌐 [www.icrealestate.com](http://www.icrealestate.com)

Licensed to sell real estate in the State of Iowa

**Carmen Krueger, Realtor®**

**Jeff Edberg Team**

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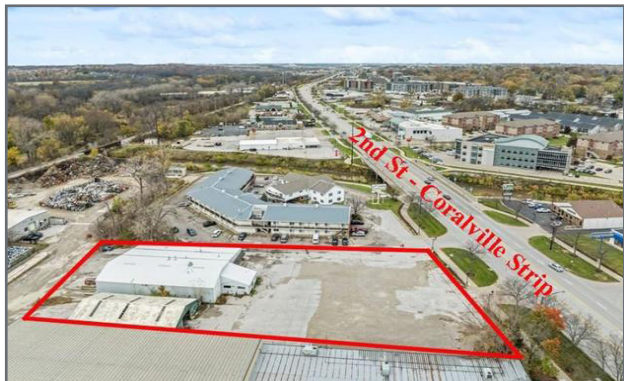
**LKR**  
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd  
Iowa City, IA 52246



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**Populations and People**  
Total Population  
**22,318**  
P1 | 2020 Decennial Census



**Education**  
Bachelor's Degree or Higher  
**57.3%**  
S1501 | 2023 American Community Survey 5-Year Estimates



**Housing**  
Total Housing Units  
**10,408**  
H1 | 2020 Decennial Census



**Families and Living Arrangements**  
Total Households  
**9,777**  
DP02 | 2023 American Community Survey 5-Year Estimates



**Income and Poverty**  
Median Household Income  
**\$66,508**  
S1901 | 2023 American Community Survey 5-Year Estimates



**Employment**  
Employment Rate  
**68.2%**  
DP03 | 2023 American Community Survey 5-Year Estimates

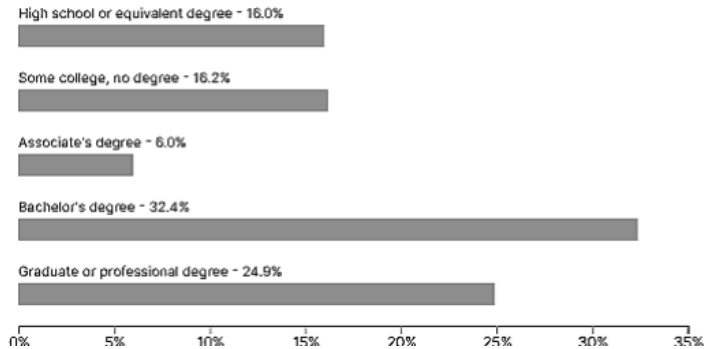


**Health**  
Without Health Care Coverage  
**4.7%**  
S2701 | 2023 American Community Survey 5-Year Estimates

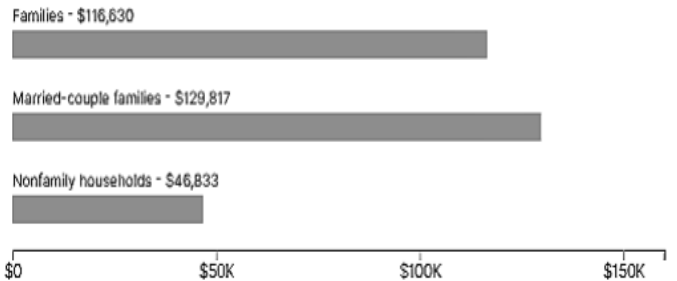


**Race and Ethnicity**  
Hispanic or Latino (of any race)  
**1,555**  
P9 | 2020 Decennial Census

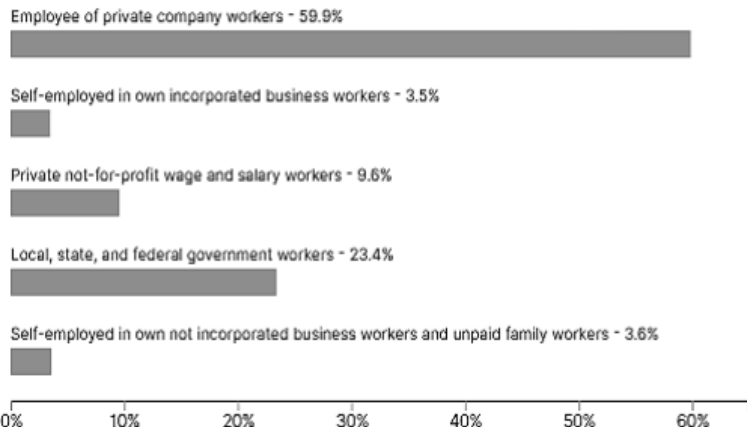
#### Education Attainment (Population 25 Years and Older) in Coralville city, Iowa



#### Median Income by Types of Families in Coralville city, Iowa

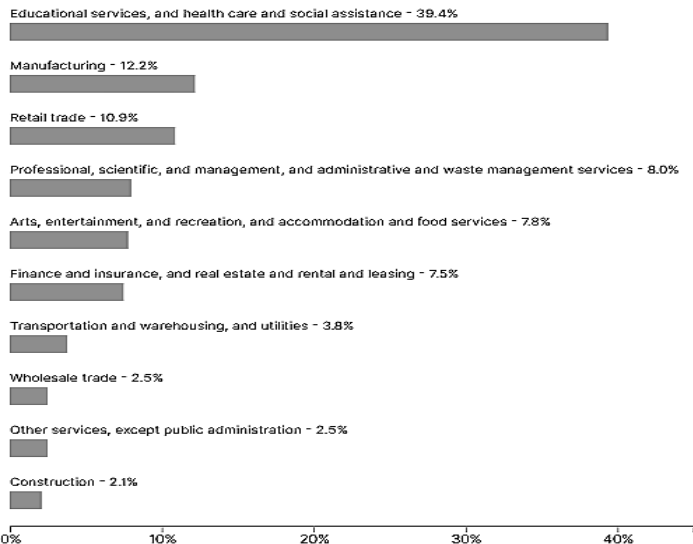


#### Class of Worker in Coralville city, Iowa



#### Industry

Industry for the Civilian Employed Population 16 Years and Over  
in Coralville city, Iowa



United States®  
**Census**  
Bureau

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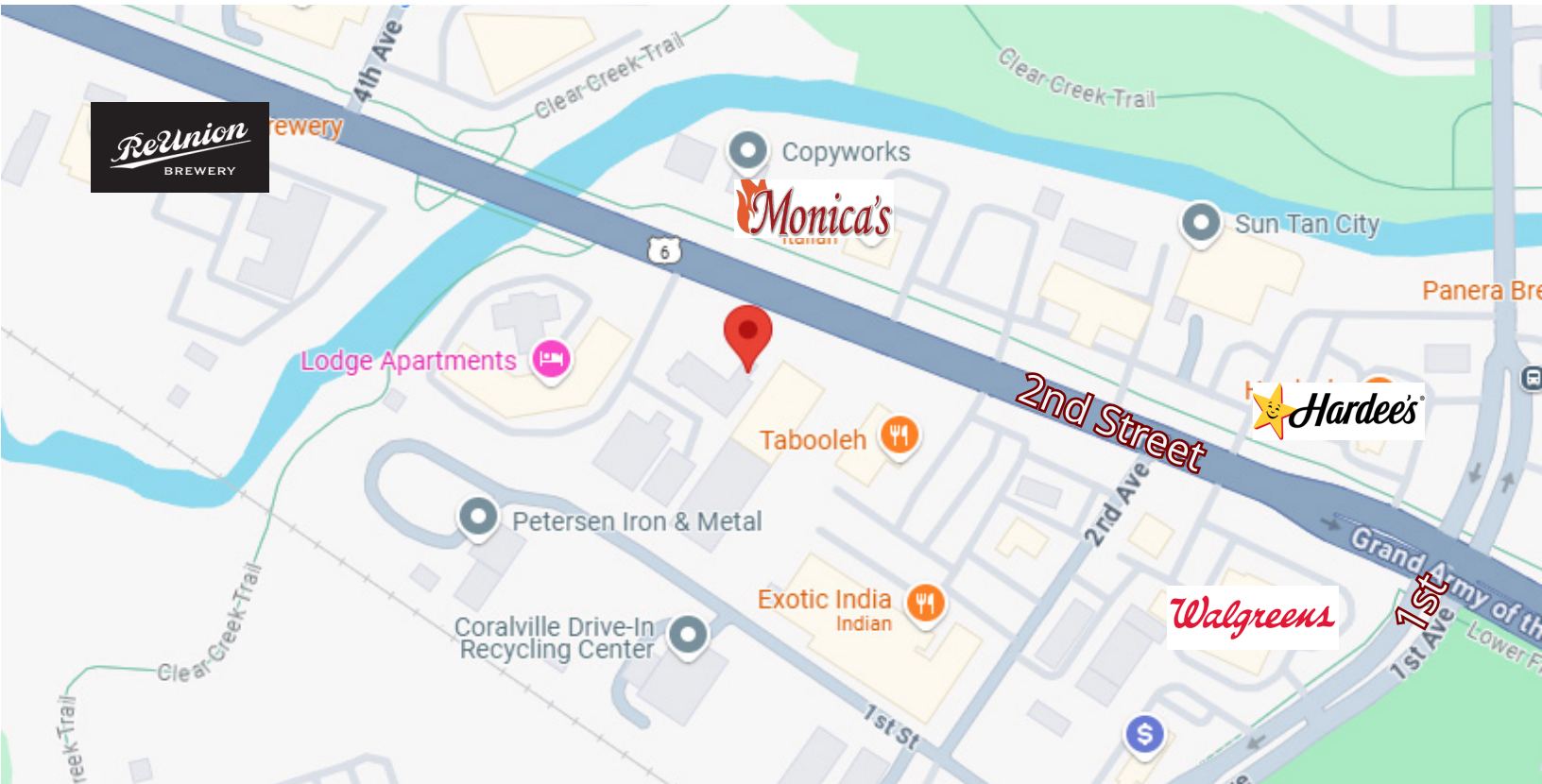
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