

JLL SEE A BRIGHTER WAY

For lease

Prime retail space available at the Coral Shoppes

1,119 SF

Nick Anderson

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2655 James Street STE 200 Coralville, Iowa 52241

Property Overview

- Lease Rate: \$30 PSF NNN
- Tenant Improvement Allowance Available
- Monument Signage Available
- Quick access to Coral Ridge Ave and I-80
- Great Visibility from Highway 6 and over 27,000 vehicles per day and ample parking.
- Close proximity to Coral Ridge Mall, Target, Walmart, Scheels, and other national restaurants and retailers.

Aaron Hyde

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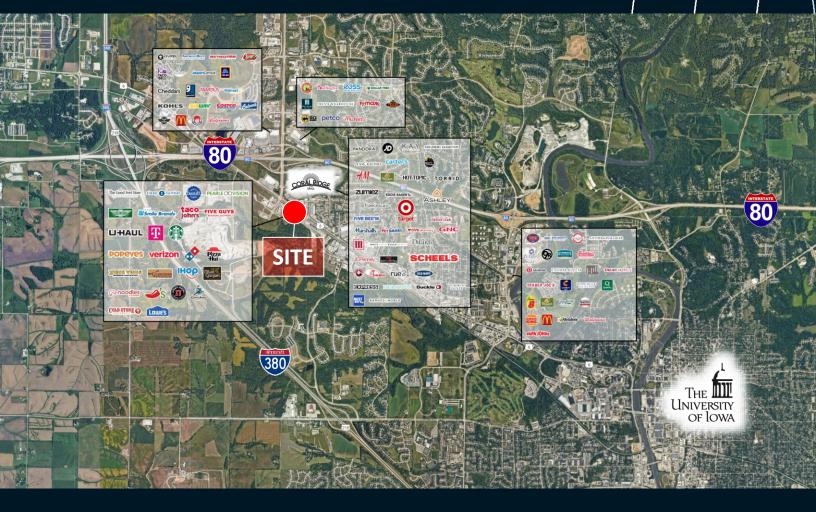






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Coralville, Iowa 52241



Demographics				Traffic counts	
0 ,	1 mi	3 mi	5 mi	<i>33</i>	
Est. population	5,606	35,947	100,449	2 nd Street	27,300 VPD
Est. households	2,443	14,588	40,397	Coral Ridge Ave	15,700 VPD
Est. Median HH income	\$66,132	\$73,072	\$66,502	I-80	30,000 VPD

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