



JLL SEE A BRIGHTER WAY

For lease

*Prime retail space available at the
Coral Shoppes*

1,119 SF

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.

Nick Anderson

Associate

nicholas.anderson@jll.com

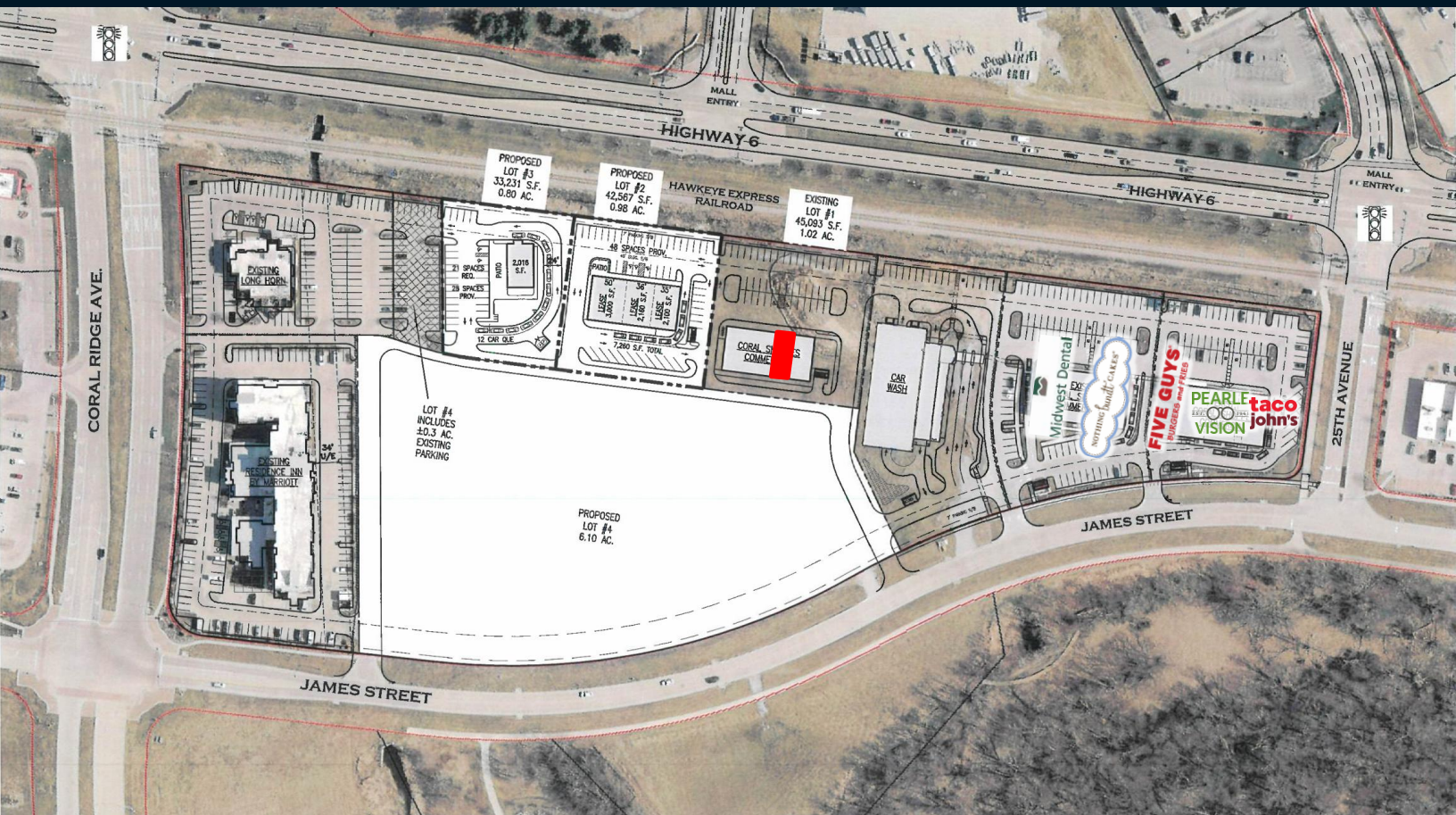
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Aaron Hyde

Senior Vice President

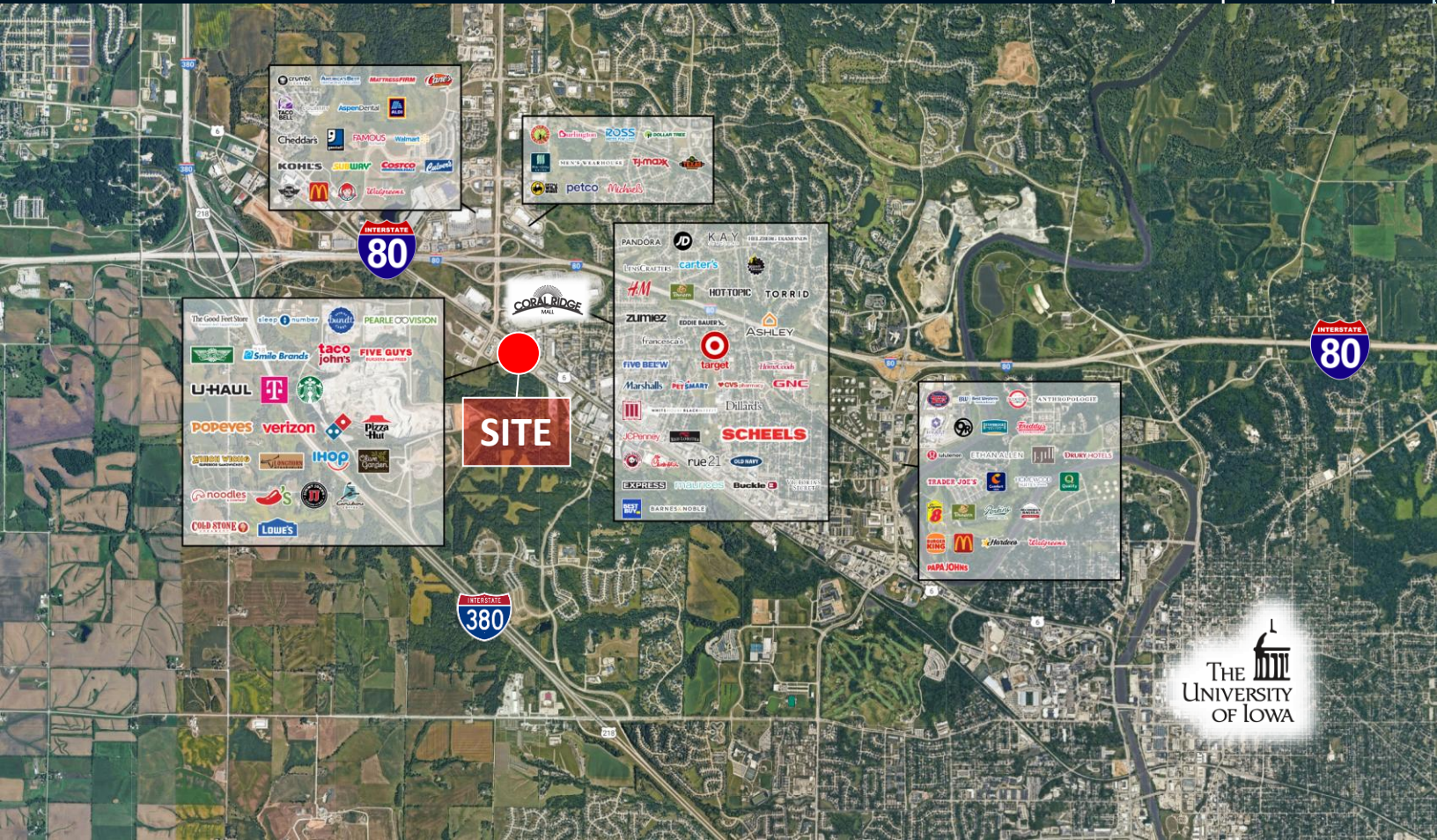
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Demographics

	1 mi	3 mi	5 mi
Est. population	5,606	35,947	100,449
Est. households	2,443	14,588	40,397
Est. Median HH income	\$66,132	\$73,072	\$66,502

Traffic counts

2 nd Street	27,300 VPD
Coral Ridge Ave	15,700 VPD
I-80	30,000 VPD

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