



JLL SEE A BRIGHTER WAY

For lease, BTS, or Sale

*Prime commercial lots available on the
Coralville Strip*

.8 - 6.1ac

James Street & Coral Ridge Ave
Coralville, Iowa 52241

Property Overview

- Lease Rate/Sale Price: Please Inquire
- Lot Sizing is Flexible
- Adjacent to Coral Ridge Mall, a major shopping destination with over 3.6m Annual Visits.
- Surrounded by national restaurants and retailers.
- Opportunity for QSR, retail, medical, and various other commercial uses.

Nick Anderson

Associate

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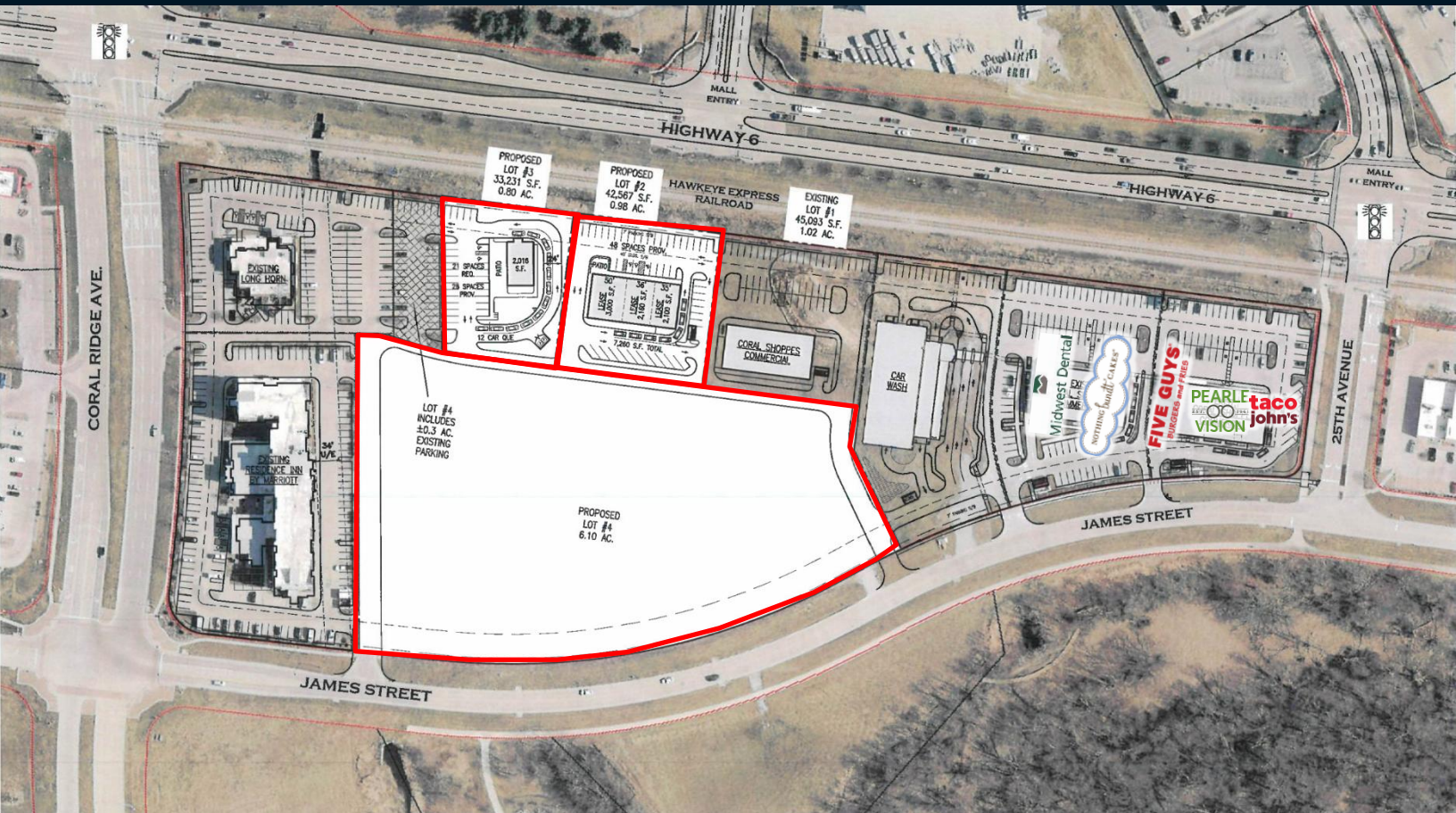
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Aaron Hyde

Senior Vice President

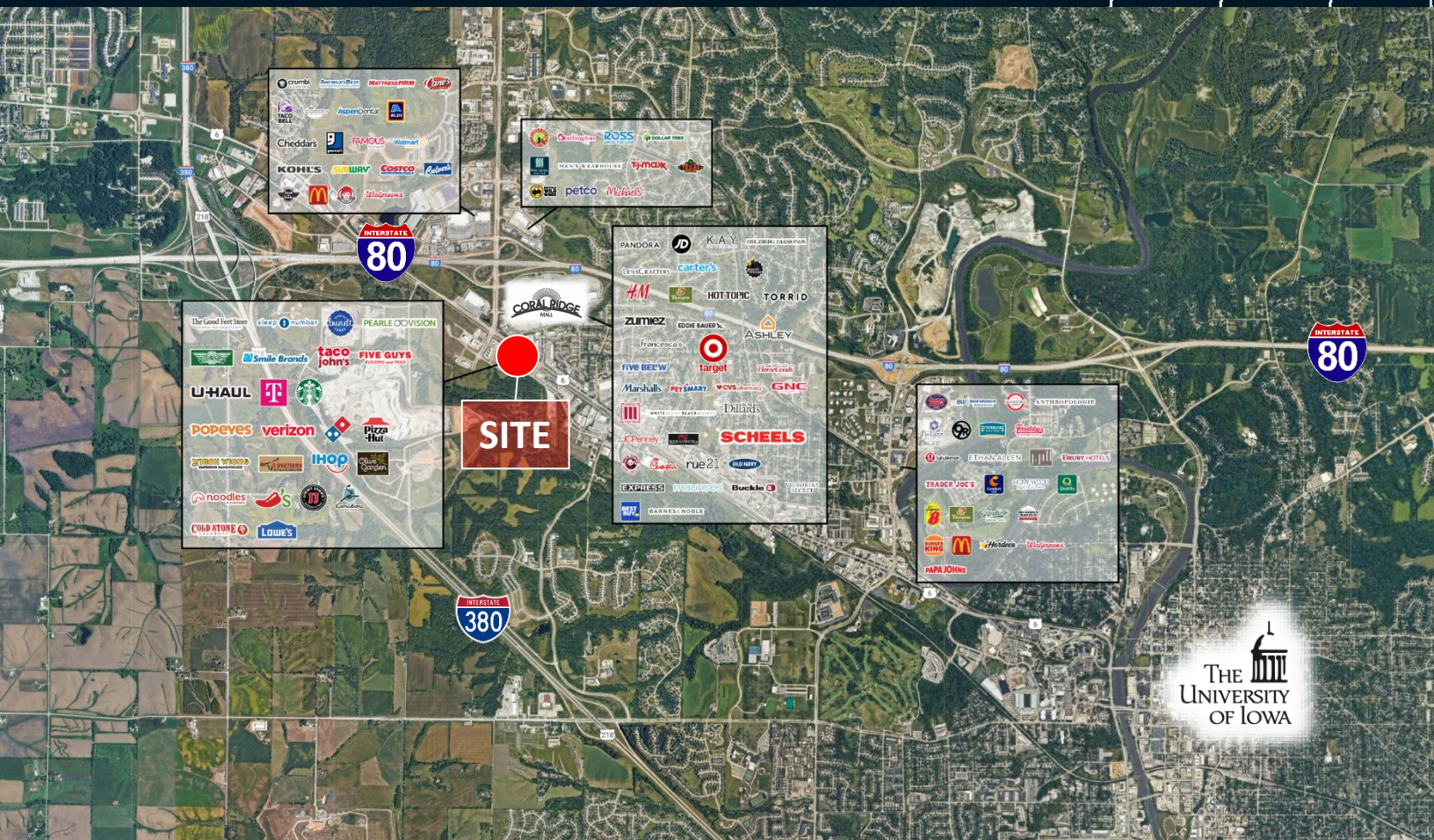
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2655 James Street STE 200

Coralville, Iowa 52241



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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