

FOR LEASE

4,000 SF AVAILABLE

I-80 & Hwy 965
Coralville, Iowa



SITE SUMMARY

- 4,000 SF Now Available
- Located next to Coralville's two high volume retailers Kohl's and Walmart.
- Eastern Iowa's hottest retail area
- 60,000 VPD at the corner of Commerce Drive & Hwy 965



Bob Johnson
bjohnson@rhjohnson.com | 816.268.2450

4520 Madison Avenue, Suite 300 • Kansas City, MO 64111 • 816.561.5111 • rhjohnson.com

While this information is deemed correct, no representation is made as to the accuracy thereof. This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.

**4,000 SF
AVAILABLE**

Hwy 965

36,335 VPD



Commerce Drive

32,042 VPD





COSTCO
WHOLESALE

4,000 SF AVAILABLE

Walmart

KOHL'S

BED BATH &
BEYOND
PETCO
T.J. MAXX

Hwy 965

36,335 VPD

Marshalls
HomeGoods
Irresistible Finds. Exceptional Prices.
PETSMART
ULTA

LOWE'S

Dillard's

JCPenney

SCHEELS

INTERSTATE
80

57,808 VPD


TARGET

BEST BUY

The R.F.
JOHNSON
COMPANY
Brokerage • Development • Management

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS



Brokerage • Development • Management



MONUMENT SIGN | I-80 & HIGHWAY 965 | Coralville (Iowa City), Iowa

SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.6823/-91.5961

RS1

Coralville, IA		5 mi radius	10 mi radius	25 mi radius
POPULATION	2019 Estimated Population	100,876	141,835	358,783
	2024 Projected Population	108,460	153,140	377,212
	2010 Census Population	84,304	119,723	326,116
	2000 Census Population	70,980	100,643	295,037
	Projected Annual Growth 2019 to 2024	1.5%	1.6%	1.0%
	Historical Annual Growth 2000 to 2019	2.2%	2.2%	1.1%
	2019 Median Age	29.5	31.5	35.2
HOUSEHOLDS	2019 Estimated Households	42,051	59,425	151,675
	2024 Projected Households	45,695	64,754	160,880
	2010 Census Households	33,958	48,568	133,285
	2000 Census Households	28,994	40,399	118,394
	Projected Annual Growth 2019 to 2024	1.7%	1.8%	1.2%
	Historical Annual Growth 2000 to 2019	2.4%	2.5%	1.5%
RACE AND ETHNICITY	2019 Estimated White	78.7%	79.2%	83.9%
	2019 Estimated Black or African American	7.4%	8.1%	6.8%
	2019 Estimated Asian or Pacific Islander	9.0%	7.6%	4.4%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
	2019 Estimated Other Races	4.6%	5.0%	4.6%
	2019 Estimated Hispanic	5.7%	6.2%	5.4%
INCOME	2019 Estimated Average Household Income	\$75,743	\$80,936	\$79,451
	2019 Estimated Median Household Income	\$63,710	\$68,367	\$67,477
	2019 Estimated Per Capita Income	\$32,185	\$34,355	\$33,889
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.3%	2.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.1%	3.2%
	2019 Estimated High School Graduate	14.0%	15.2%	23.7%
	2019 Estimated Some College	16.1%	16.2%	19.9%
	2019 Estimated Associates Degree Only	7.5%	8.5%	11.3%
	2019 Estimated Bachelors Degree Only	29.2%	29.1%	24.1%
	2019 Estimated Graduate Degree	29.3%	26.6%	15.5%
BUSINESS	2019 Estimated Total Businesses	5,212	6,398	16,549
	2019 Estimated Total Employees	92,255	107,766	271,671
	2019 Estimated Employee Population per Business	17.7	16.8	16.4
	2019 Estimated Residential Population per Business	19.4	22.2	21.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

