FOR SALE



327 2nd St. Coralville, IA 52241 #1 Commercial Condo

Presenting a multi-tenant, first floor commercial condo poised for success. With each suite occupied by long term tenants, this property offers immediate cash flow. Annual gross revenue of $320,000 and NOI of $177,500. A great turnkey investment in a highly desirable location on the Coralville Strip just minutes from UIHC, IRL, Coral Ridge Mall, and the UofI Campus. The building offers convenient parking and elevator access.

Taxes/SF: $6.52/SF
Insurance/SF: $.50/SF
CAM/SF: $4.00/SF
Zoning: CPUD
Traffic Count: 28,500 cars/day
Directions:
Heading west on 2nd st. in Coralville take a right on 4th avenue. Property is on the intersection of 2nd St. and 4th Ave.

Information deemed reliable, but not guaranteed.



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LEPIC-KROEGER, REALTORS®

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GreenState CREDIT UNION
a lending partner







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Demographic and Income Profile

Coralville

Ring: 5 miles radius

esri
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Summary	Census 2010	Census 2020	2026	2031
Total Population	92,217	104,597	112,684	117,079
Total Households	37,433	42,580	46,007	48,111
Family Population	51,367	-	63,442	65,480
Average Household Size	2.26	2.24	2.23	2.23
Owner Occupied Housing Units	47,088	-	22,644	23,803
Renter Occupied Housing Units	37,487	-	23,363	24,309
Median Age	27.5	-	29.9	31.2

Trends 2026 - 2031	Area	State	National
Population	0.8%	0.3%	0.25%
Households	0.9%	0.4%	0.31%
Family Population	0.7%	0.3%	0.28%
Owner Occupied Housing Units	1.0%	0.5%	0.53%
Median Household Income	3.2%	2.5%	3.12%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
Less than $15,000	6,148	13.4%	5,370	11.2%
$15,000-$24,999	3,108	6.8%	2,765	5.8%
$25,000-$34,999	3,823	8.3%	3,341	6.9%
$35,000-$49,999	3,966	8.6%	3,706	7.7%
$50,000-$74,999	7,228	15.7%	7,134	14.8%
$75,000-$99,999	5,074	11.0%	5,341	11.1%
$100,000-$149,999	8,016	17.4%	9,048	18.8%
$150,000-$199,999	3,447	7.5%	4,326	9.0%
$200,000 or greater	5,199	11.3%	7,080	14.7%
Median Household Income	$69,882	-	$81,782	-
Average Household Income	$100,948	-	$116,461	-
Per Capita Income	$41,458	-	$48,053	-

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2010 and 2020 Census data converted by Esri into 2020 geography.

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