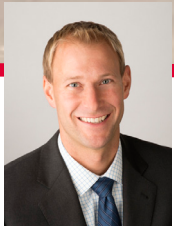


COMMERCIAL LOT
(with a possible drive-thru)

FOR LEASE

Great 1.10 acre on S 1st Ave in Coralville. Good location, at the lighted intersection of 1st Ave & E 7th St. north of McDonald's. The traffic count is 22,800. Zoned C-2 has a variety of uses. Owner will also build to suit for a tenant.

**622 & 626 1ST AVE
CORALVILLE, IA 52241**



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SKOGMAN
COMMERCIAL



OFFERING SUMMARY

Lease Price:	Available Upon Request
Lot Size:	1.10 Acre
Option:	Drive Thru Possible
Zoning:	CC-2

LOCATION OVERVIEW

High traffic area located at the lighted intersection of 1st Ave & E 7th St. next to McDonald's in Coralville, Iowa.

PROPERTY OVERVIEW

Great 1.10 acre on S 1st Ave in Coralville. Good location north of McDonald's. The traffic count is 22,800. Zoned C-2 has a variety of uses. Prime retail/restaurant development opportunity. Landlord will construct an approximate 9,000 square foot building with a dedicated drive-thru, tailored to tenant specifications. Groundbreaking scheduled for 2026. Excellent visibility at a signalized intersection. Strong customer access and exposure in a high-demand Coralville corridor.

PROPERTY HIGHLIGHTS

- Amenities: On Bus Line
- Zoning: CC-2
- 1.10 acres - Great Location
- Potential Use: Commercial/Industrial, Office/Institutional



