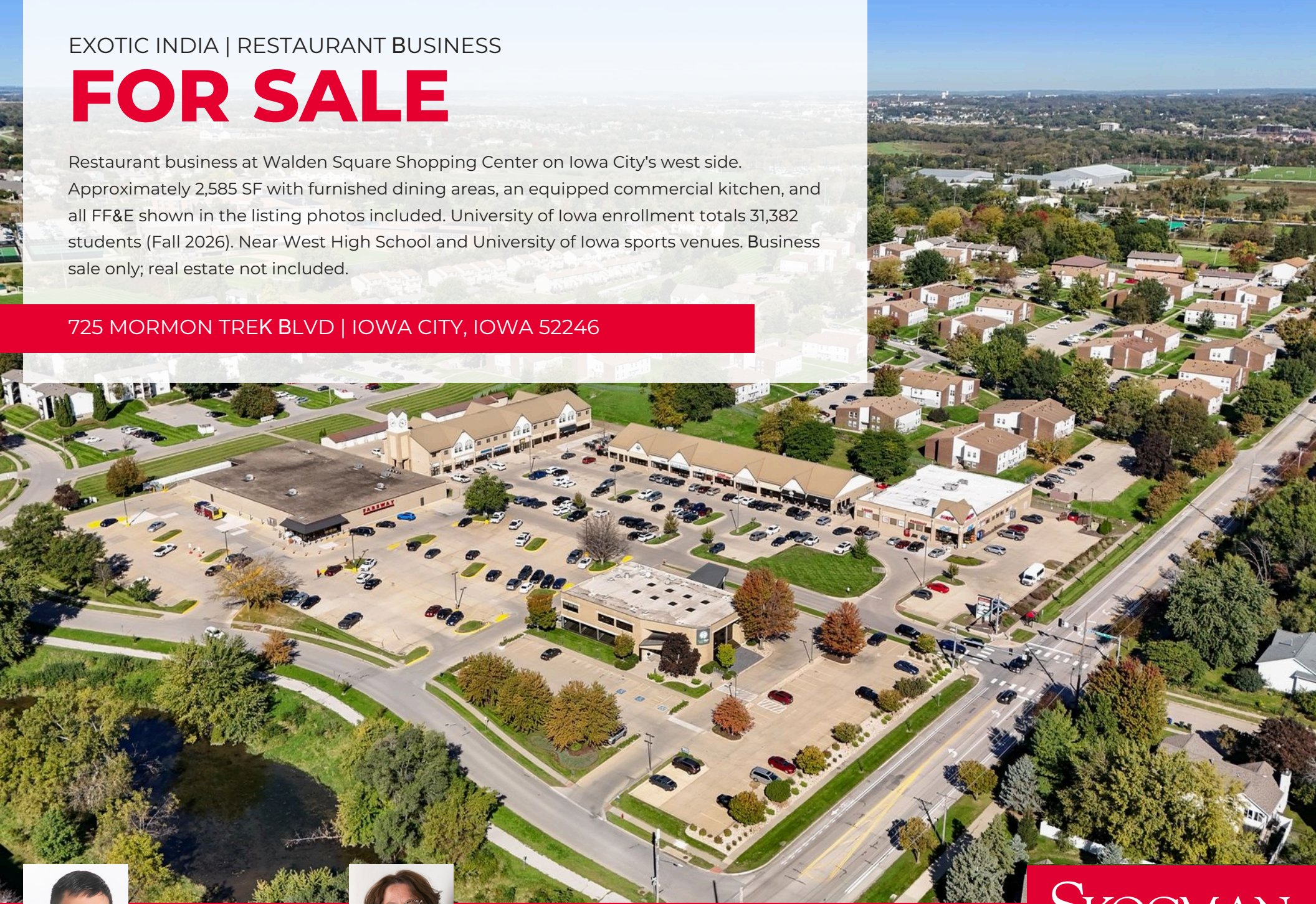


EXOTIC INDIA | RESTAURANT BUSINESS

FOR SALE

Restaurant business at Walden Square Shopping Center on Iowa City's west side. Approximately 2,585 SF with furnished dining areas, an equipped commercial kitchen, and all FF&E shown in the listing photos included. University of Iowa enrollment totals 31,382 students (Fall 2026). Near West High School and University of Iowa sports venues. Business sale only; real estate not included.

725 MORMON TREK BLVD | IOWA CITY, IOWA 52246



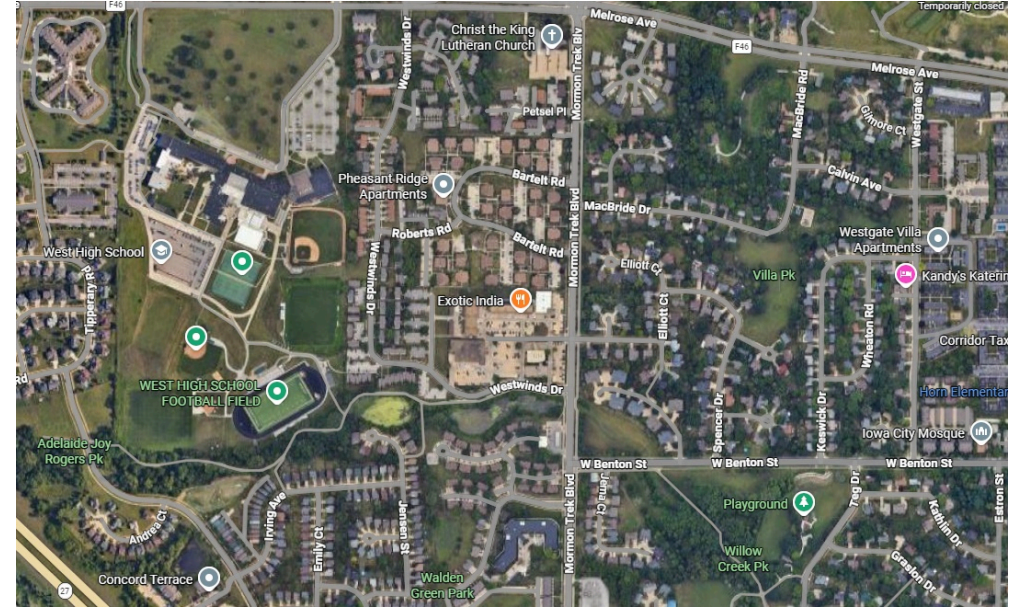
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COMMERCIAL



OFFERING SUMMARY

Business price	Contact agents for pricing
Premises	Approx. 2,585 SF
Base rent / month	\$3,446.67
Initial additional / month	\$2,046.48
Total before utilities	\$5,493.15 / month
U of I students (Fall 2026)	31,382
U of I faculty/staff (2025)	28,619 FTEs
Iowa City median household income	\$58,546*

LOCATION OVERVIEW

Walden Square; near West High School, neighborhood services and UI sports venues.

PROPERTY OVERVIEW

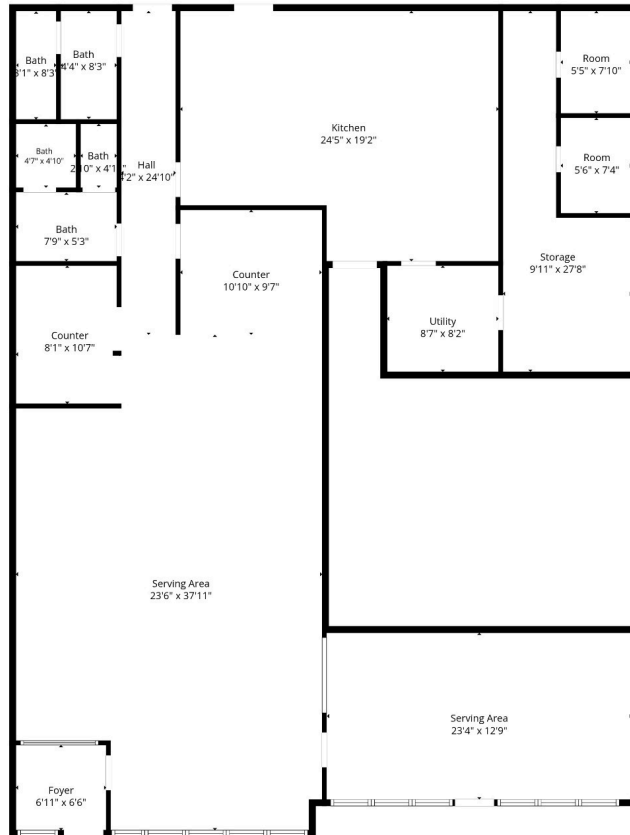
Acquire the Exotic India restaurant business in an existing, approximately 2,585 SF restaurant space. Included FF&E shown in the listing photos features dining furniture and commercial kitchen equipment. Dining areas, kitchen preparation space and an existing hood system provide a foundation for continued restaurant operations.

Iowa City's university and health care community complements surrounding neighborhoods, creating opportunities to serve students, faculty, staff and residents. Lease assignment requires landlord approval; permitted use is an Indian restaurant.

Business and pictured FF&E only; no real estate. Additional charges are subject to adjustment. Utilities and other tenant obligations are separate.

Sources: UI About Iowa (Fall 2026); UI FY2025 Financial Report (Fall 2025 faculty/staff, full-time equivalents; university-wide).

*U.S. Census QuickFacts, 2020-2024 ACS; income in 2024 dollars.



Please Note, Sizes And Dimensions Are Approximate. Actual Size May Vary Slightly

Floor plan for reference only; dimensions and equipment to be verified.



