

1059 HIGHWAY 6 E
IOWA CITY, IA 52240

SF FLEXIBLE SPACE – DIVISIBLE OR FULL SUITE

FOR LEASE

Over 8,000 SF of versatile commercial space that can be leased as one unit or divided into smaller spaces to accommodate a variety of users. Features a private entrance, front lobby, office area, bathrooms, changing rooms, laundry, storage, and a large adjacent parking lot. Located near established businesses including JD Beauty Supply, DEFY Iowa City, Zoetic Coffee, and Iowa City African & Oriental Market. Ideal for fitness, health/medical, retail, office, or other commercial uses. $13.00 PSF gross for the entire space or $15.00 PSF gross if divided.



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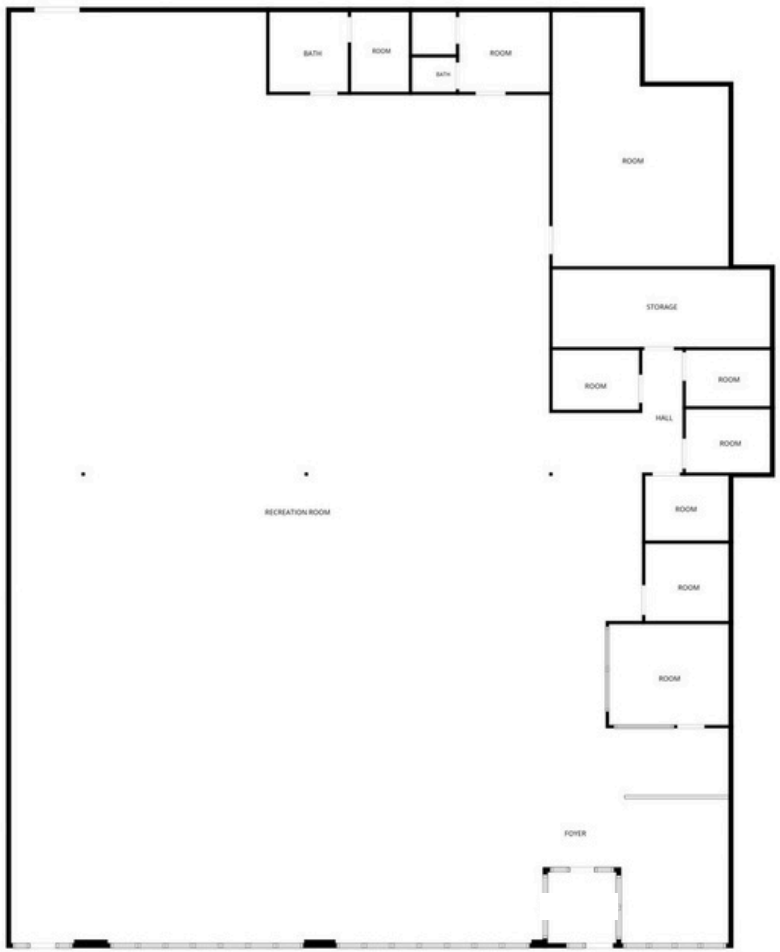


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FLOOR PLAN

1059 Highway 6 E • Iowa City, Iowa



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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AREA DEMOGRAPHICS

76,229
IOWA CITY POPULATION
2025 estimate

160,044
2025 estimate

$58,546
IOWA CITY MEDIAN HH INCOME
2020–2024 ACS

$74,935
JOHNSON COUNTY MEDIAN HH INCOME
2020–2024 ACS

INDICATOR	IOWA CITY	JOHNSON COUNTY	CORALVILLE
Population, 2025 estimate	76,229	160,044	23,960
Population, 2020 Census	74,828	152,854	22,318
Population change, 2020–2025	+1.9%	+4.7%	+7.3%
Median household income, 2020–2024	$58,546	$74,935	$69,144
Bachelor's degree or higher (age 25+)	60.5%	—	—
Retail sales per capita, 2022	$18,838	$19,170	$53,540

MARKET CONTEXT

- The Highway 6 E location serves Iowa City and the broader Johnson County market.
- Iowa City's 2022 retail sales totaled approximately $1.43 billion; Johnson County totaled approximately $3.01 billion.
- Figures are community-level indicators, not a site-specific trade-area or drive-time analysis.

Source: U.S. Census Bureau QuickFacts; 2025 population estimates, 2020–2024 ACS 5-year estimates, and 2022 Economic Census.

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