


**5 STURGIS CORNER DR.**
**IOWA CITY, IA 52246**

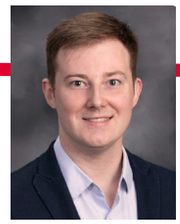
## HIGH-TRAFFIC IOWA CITY COMMERCIAL SITE

# FOR SALE

Excellent commercial location at 5 Sturgis Corner Drive, just off the high-traffic intersection of Highway 6 and Riverside Drive in Iowa City. The 0.63-acre property is zoned CC-2 and is surrounded by established national and local businesses, including Walgreens, McDonald's, Starbucks, Chipotle, KFC, Pancheros, and Village Inn. The property offers strong visibility, convenient access, and a central location along one of Iowa City's primary commercial corridors. Ideal for an owner-user, investor, or redevelopment opportunity.



**MARK LYNCH, REALTOR®**
(319) 331-0409
marklynch@skogman.com



**TRAVIS GAULE, REALTOR®**
(319) 621-5324
travisgaule@skogman.com

2530 Corridor Way | Coralville, IA 52241
**www.skogmancommercial.com**

SKOGMAN COMMERCIAL

SKOGMAN COMMERCIAL

**FOR SALE**

Sturgis Corner Dr. | Iowa City, IA 52246

## PROPERTY HIGHLIGHTS

- 0.63-acre commercial property
- CC-2 zoning
- High visibility near Highway 6 and Riverside Drive
- Convenient access to downtown Iowa City and Coralville
- Surrounded by established retail, restaurants and services
- Strong daily traffic and commercial activity
- Owner-user, investment or redevelopment potential



**MARK LYNCH, REALTOR®**
(319) 331-0409 | marklynch@skogman.com

**TRAVIS GAULE, REALTOR®**
(319) 621-5324 | travisgaule@skogman.com

2530 Corridor Way | Coralville, IA 52241
**www.skogmancommercial.com**

SKOGMAN COMMERCIAL

# FOR SALE

Sturgis Corner Dr. | Iowa City, IA 52246



**MARK LYNCH, REALTOR®**
(319) 331-0409 | marklynch@skogman.com

**TRAVIS GAULE, REALTOR®**
(319) 621-5324 | travisgaule@skogman.com

2530 Corridor Way | Coralville, IA 52241
**www.skogmancommercial.com**

SKOGMAN COMMERCIAL

# FOR SALE

Sturgis Corner Dr. | Iowa City, IA 52246




**MARK LYNCH, REALTOR®**
(319) 331-0409 | marklynch@skogman.com

**TRAVIS GAULE, REALTOR®**
(319) 621-5324 | travisgaule@skogman.com

2530 Corridor Way | Coralville, IA 52241
**www.skogmancommercial.com**

SKOGMAN
COMMERCIAL

**FOR SALE**
5 Sturgis Corner Dr. | Iowa City, IA 52246

# AREA DEMOGRAPHICS

1-, 3- & 5-MILE RADIUS | 5 STURGIS CORNER DRIVE

| DEMOGRAPHIC | 1 MILE | 3 MILES | 5 MILES | JOHNSON CO. |
|---|---|---|---|---|
| Population | **17,477** | **74,275** | **99,579** | **156,639** |
| Households | **7,631** | **31,259** | **41,432** | **63,341** |
| Median HH Income | **$30,540** | **$54,166** | **$60,784** | **$74,946** |
| Average HH Income | **$53,146** | **$81,961** | **$91,437** | **$108,874** |
| HH Income $100K+ | **11.5%** | **26.1%** | **30.5%** | **38.5%** |
| Median Age | **21.9** | **25.9** | **28.4** | **31.3** |

Source: Demographic figures supplied for 5 Sturgis Corner Drive.
Data provider and estimate year were not supplied; radius totals are cumulative.

**MARK LYNCH, REALTOR**
(319) 331-0409 | marklynch@skogman.com

**TRAVIS GAULE, REALTOR**
(319) 621-5324 | travisgaule@skogman.com

2530 Corridor Way | Coralville, IA 52241
www.skogmancommercial.com