

RESTAURANT FOR SALE
\$2,300,000



93 2nd Street

Coralville, Iowa 52241

Property Highlights

- 8,050 Building SF 70'x115'
- High Visibility Restaurant Location
- Intersection of 2nd St. & 1st Ave. (Hwy 6)
- High Traffic Intersection with Excellent access
- Close proximity to University of Iowa Campus, Coral Ridge Mall and many Hotels and Retail

OFFERING SUMMARY

Sale Price	\$2,300,000
Building Size	8,050 SF
Lot Size:	0.97 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,424	\$63,713
3 Miles	60,392	\$54,292
5 Miles	100,969	\$61,948

TRAFFIC COUNT

Vehicle Count (2018)	54,900 VPD
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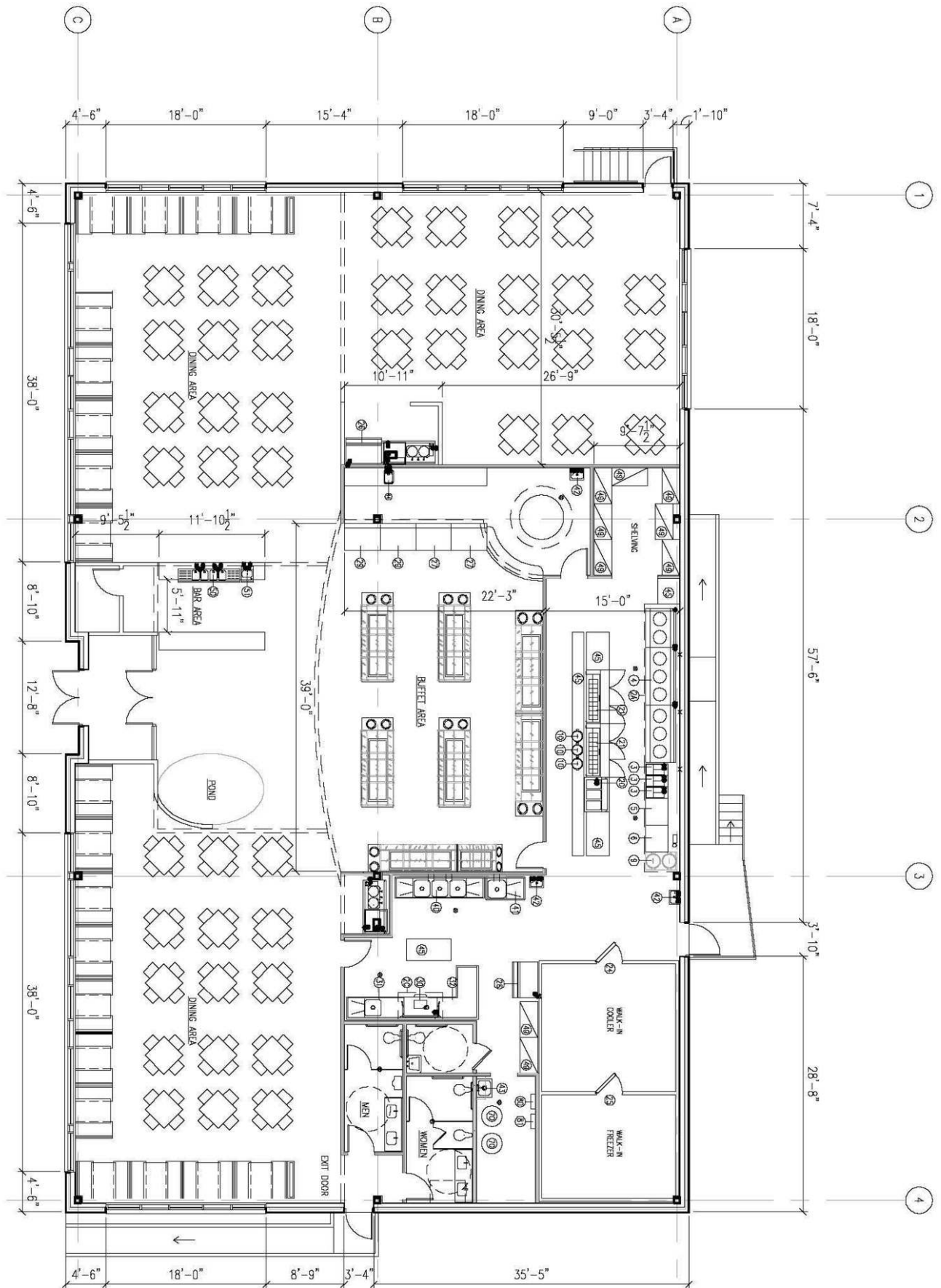
For more information

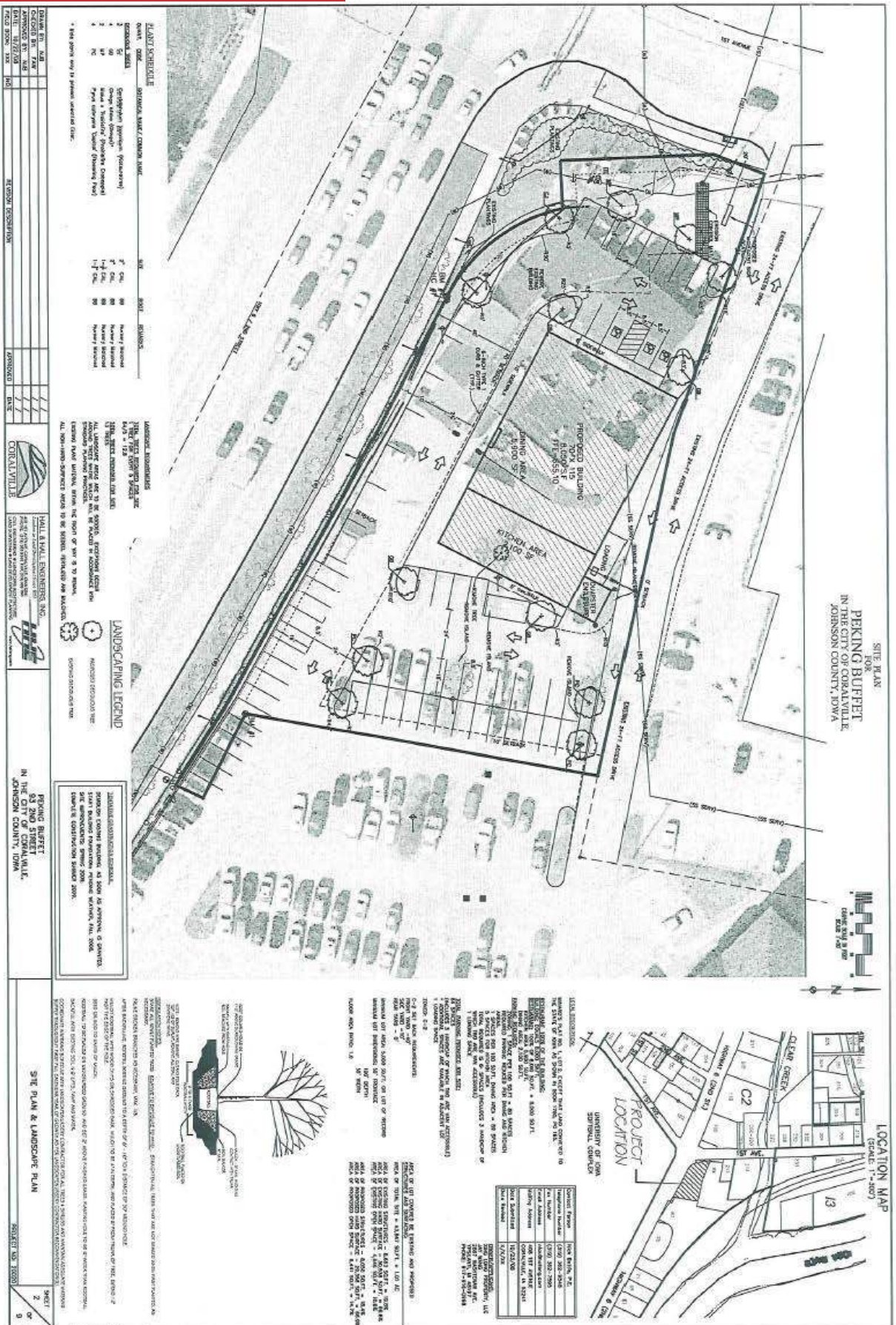
John Knapp, SIOR

C: 515 778 8870

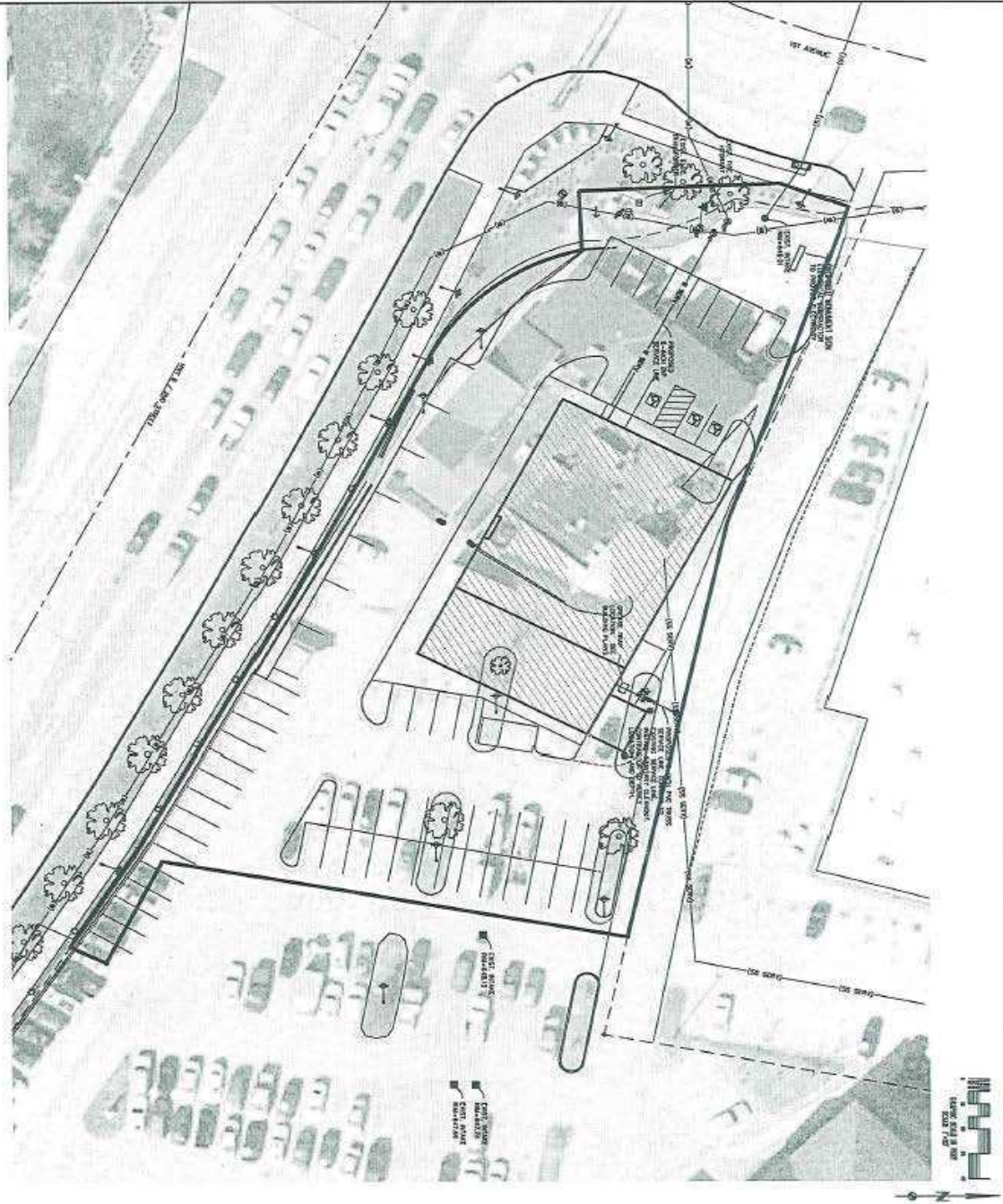
jknapp@iowarealtycommercial.com

Interior Floor Plan





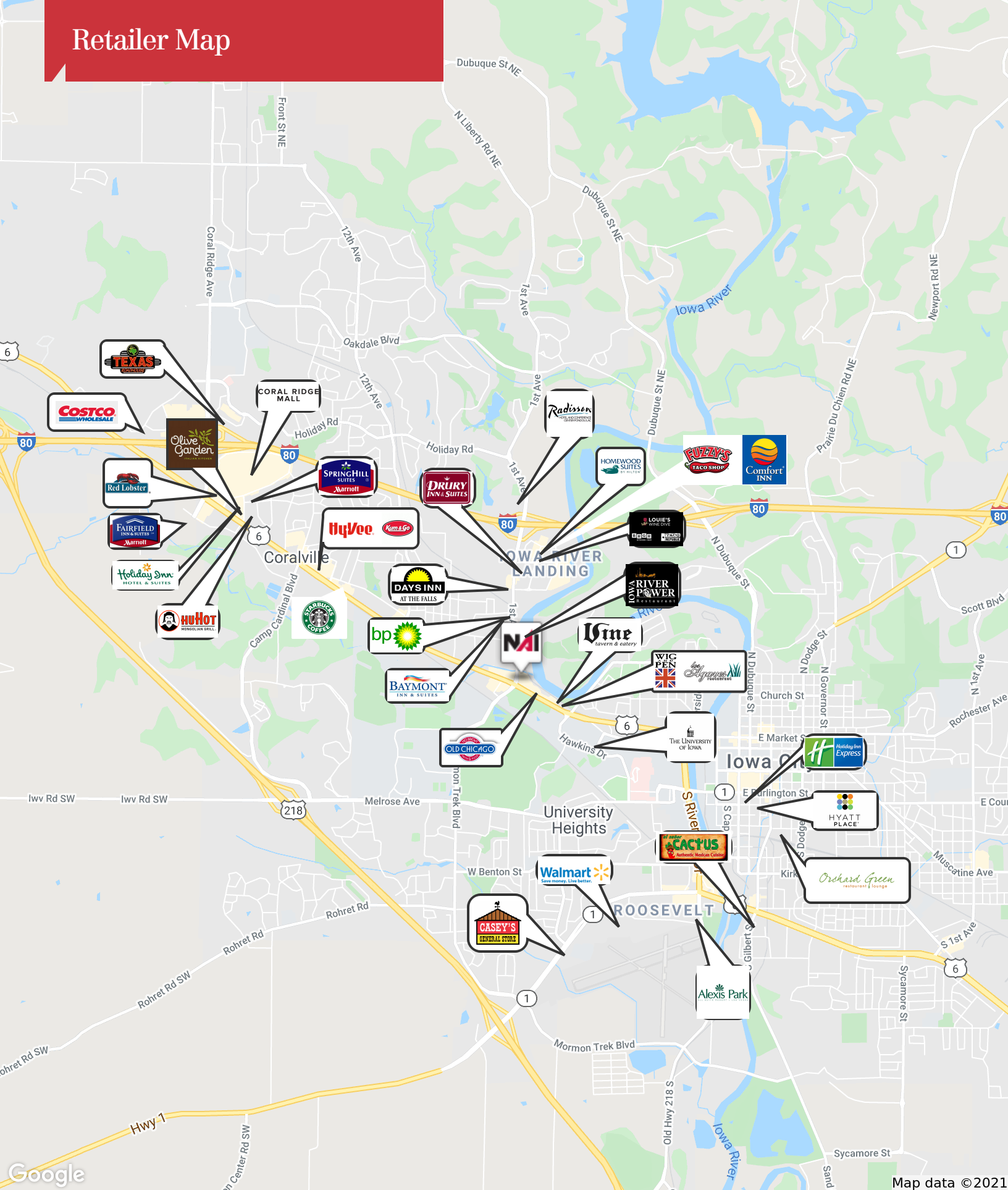
OWNER: ...	DATE: 10/22/2010	PROJECT: ...	CONTRACT NO: ...	SHEET NO: 4 OF 9
DESIGNED BY: ...	DATE: 10/22/2010	PROJECT: ...	CONTRACT NO: ...	SHEET NO: 4 OF 9
DRAWN BY: ...	DATE: 10/22/2010	PROJECT: ...	CONTRACT NO: ...	SHEET NO: 4 OF 9
CHECKED BY: ...	DATE: 10/22/2010	PROJECT: ...	CONTRACT NO: ...	SHEET NO: 4 OF 9
SCALE: 1/8" = 1'-0"	DATE: 10/22/2010	PROJECT: ...	CONTRACT NO: ...	SHEET NO: 4 OF 9
FILED BOOK: ...	DATE: 10/22/2010	PROJECT: ...	CONTRACT NO: ...	SHEET NO: 4 OF 9
				SPRING BUREAU 43 2ND STREET IN THE CITY OF CORNELLVILLE, JOHNSON COUNTY, IOWA
OVERALL UTILITY PLAN				PROJECT NO: 33333



UTILITY NOTES:

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON RECORDS ON FILE AT THE CITY OF CORNELLVILLE. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE RECORDS AND FOR OBTAINING NECESSARY PERMITS FROM THE CITY OF CORNELLVILLE AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE CONSTRUCTION OF THE PROJECT.
2. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CORNELLVILLE AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE CONSTRUCTION OF THE PROJECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES THAT ARE NOT TO BE MOVED OR DELETED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CORNELLVILLE AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE CONSTRUCTION OF THE PROJECT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CORNELLVILLE AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE CONSTRUCTION OF THE PROJECT.
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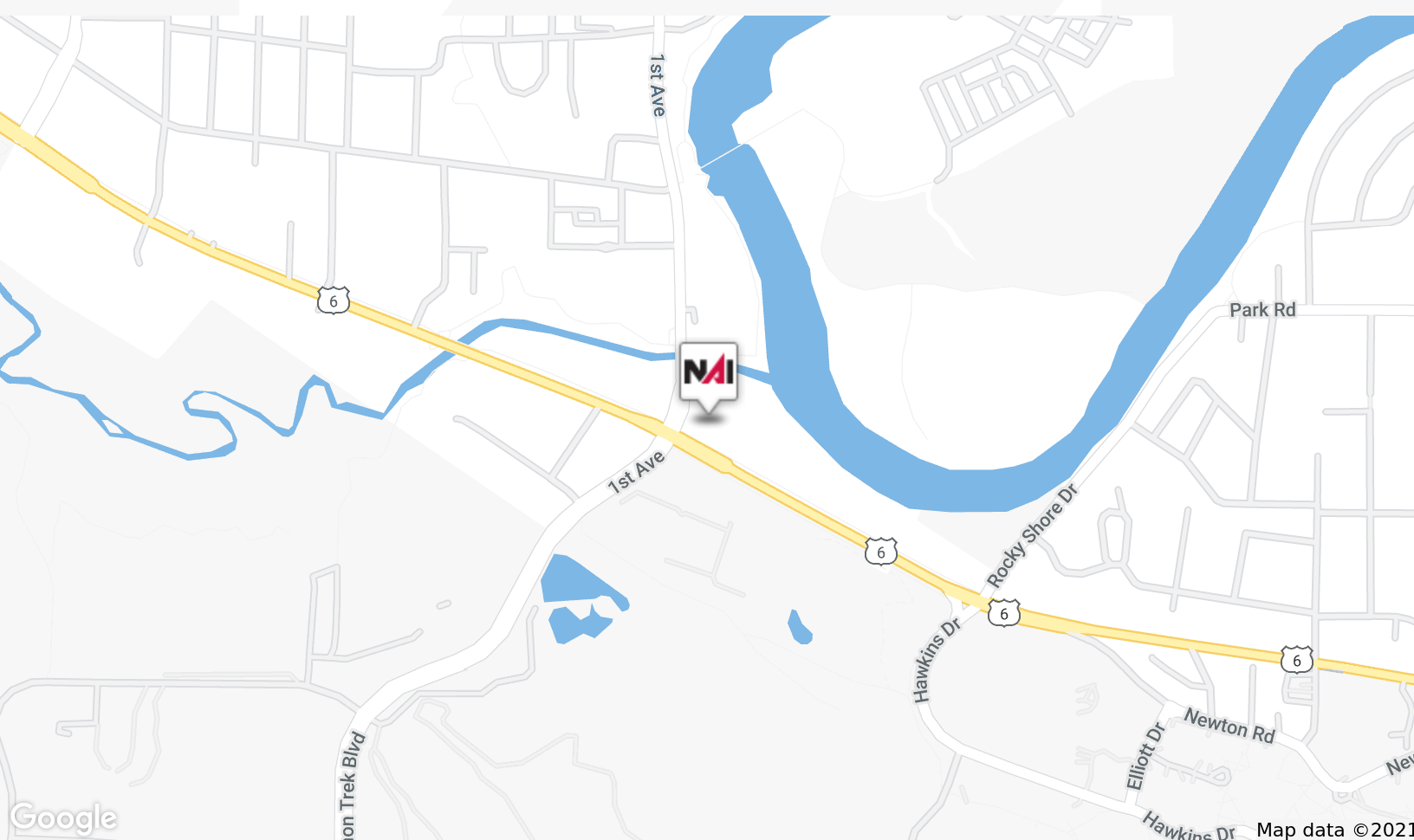
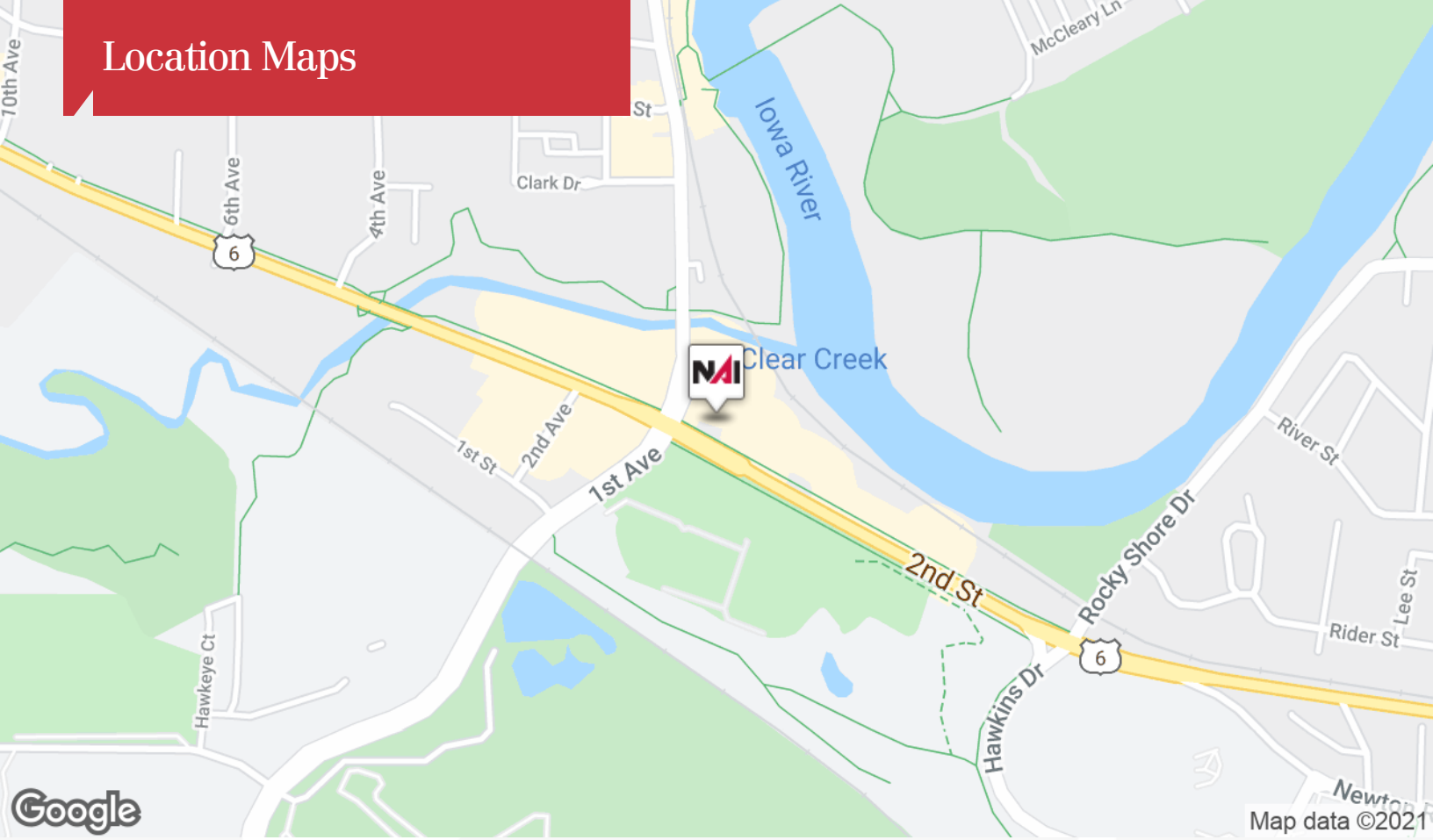
Retailer Map



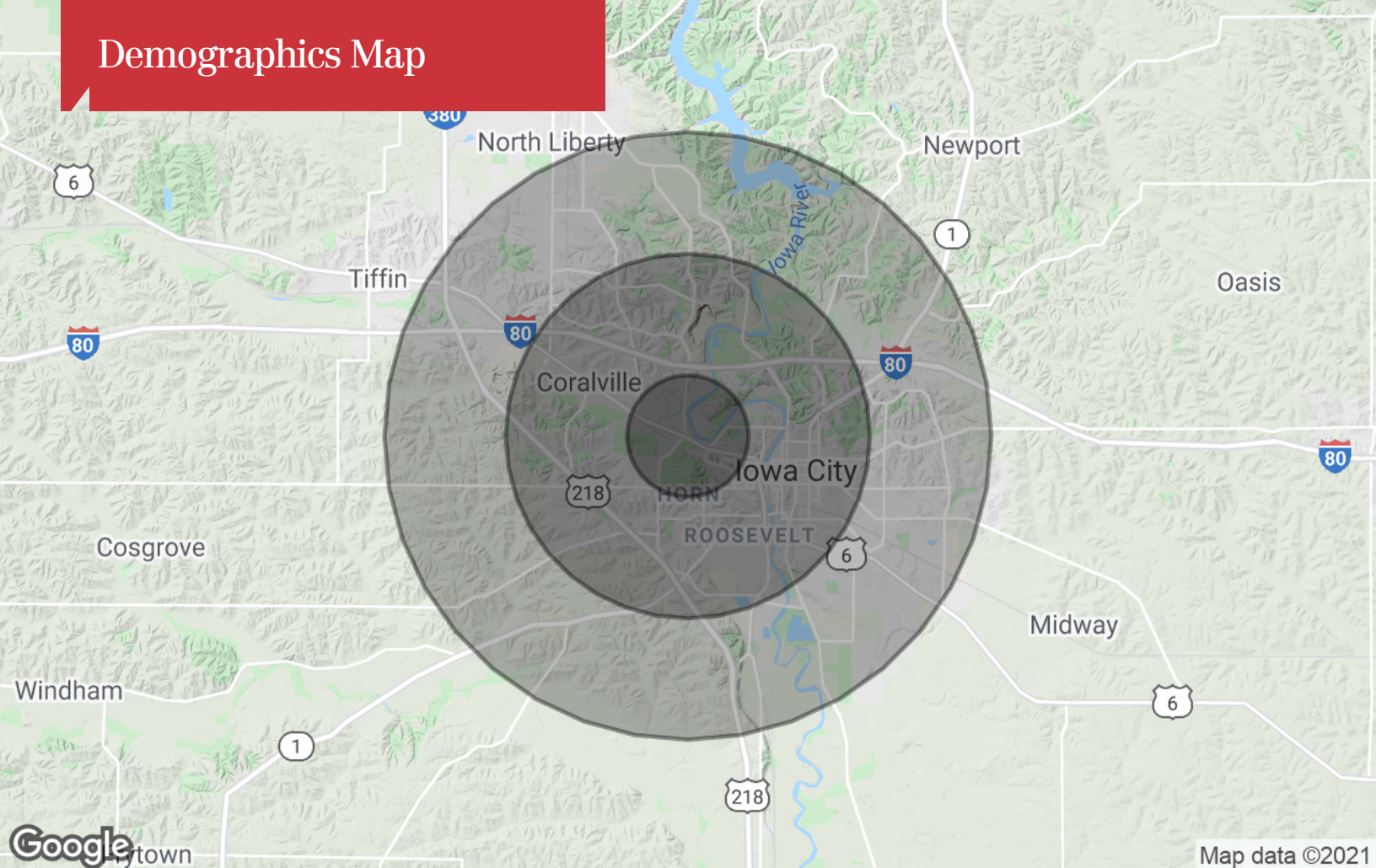
Google

Map data © 2021

Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,424	60,392	100,969
MEDIAN AGE	26.1	25.7	28.8
MEDIAN AGE (MALE)	27.0	26.1	28.7
MEDIAN AGE (FEMALE)	25.9	25.6	28.9

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,934	23,193	40,299
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$63,713	\$54,292	\$61,948
AVERAGE HOUSE VALUE	\$195,009	\$212,222	\$217,252

Race

	1 Mile	3 Miles	5 Miles
% WHITE	84.8%	86.0%	85.7%
% BLACK	7.3%	5.5%	5.7%
% ASIAN	5.9%	7.4%	7.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.3%
% OTHER	1.9%	0.8%	1.1%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	6.7%	3.4%	4.0%

* Demographic data derived from 2010 US Census