

605 2ND STREET, CORALVILLE

$2,950,000

2.2 acres of commercial development land on the Coralville Strip (Hwy 6 at 6th Ave) at 605 2nd Street. The zoning is C-PUD2/C2 and is ideal for a project with first floor retail/commercial uses and 5-floors of condo/apartments above. The 2025 daily traffic count in front of this site is 27,200 cars per day with the site at a hard corner with traffic light. All utilities are to the site and a Phase II site assessment has been performed and is attached. The City requirements are in Addendum..

Price:
$2,950,000

Zoning:
C-PUD2 / C2

Total Acreage:
2.2 Acres

Traffic Count:
27,200 cars on 2nd St per day

Directions:
At the northwest corner of 2nd St and 6th Ave.

Information deemed reliable, but not guaranteed.

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FOR SALE













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Populations and People
Total Population
22,318
P1 | 2020 Decennial Census

Income and Poverty
Median Household Income
$66,508
S1901 | 2023 American Community Survey 5-Year Estimates

Education
Bachelor's Degree or Higher
57.3%
S1501 | 2023 American Community Survey 5-Year Estimates

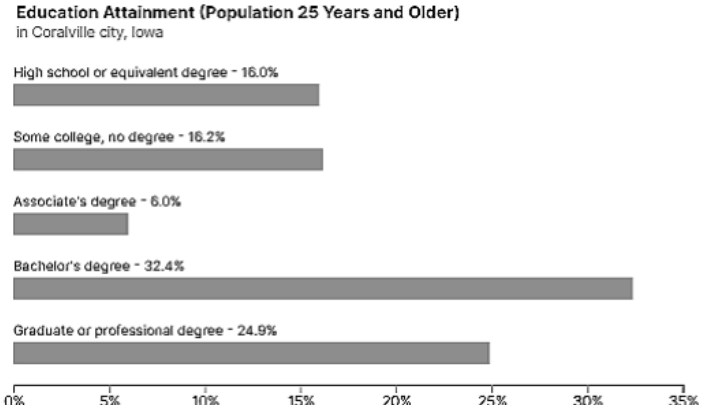
Employment
Employment Rate
68.2%
DP03 | 2023 American Community Survey 5-Year Estimates

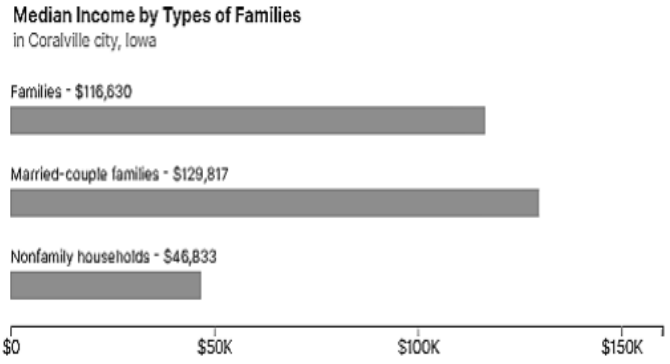
Housing
Total Housing Units
10,408
H1 | 2020 Decennial Census

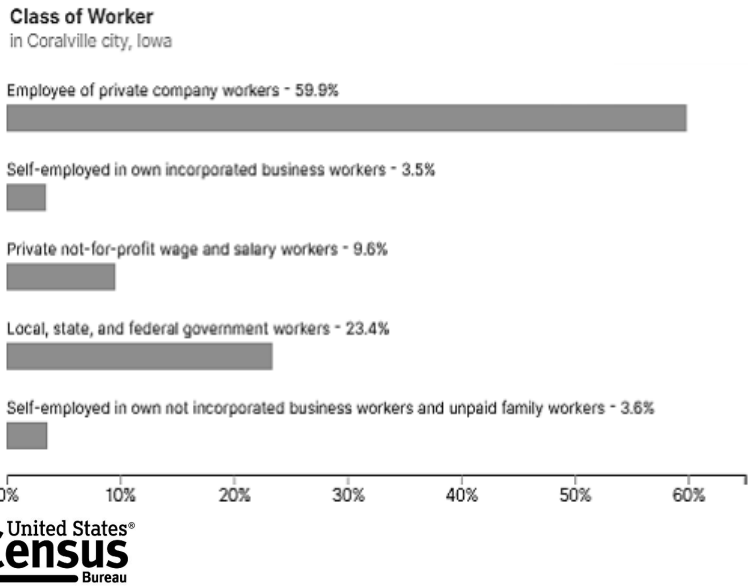
Health
Without Health Care Coverage
4.7%
S2701 | 2023 American Community Survey 5-Year Estimates

Families and Living Arrangements
Total Households
9,777
DP02 | 2023 American Community Survey 5-Year Estimates

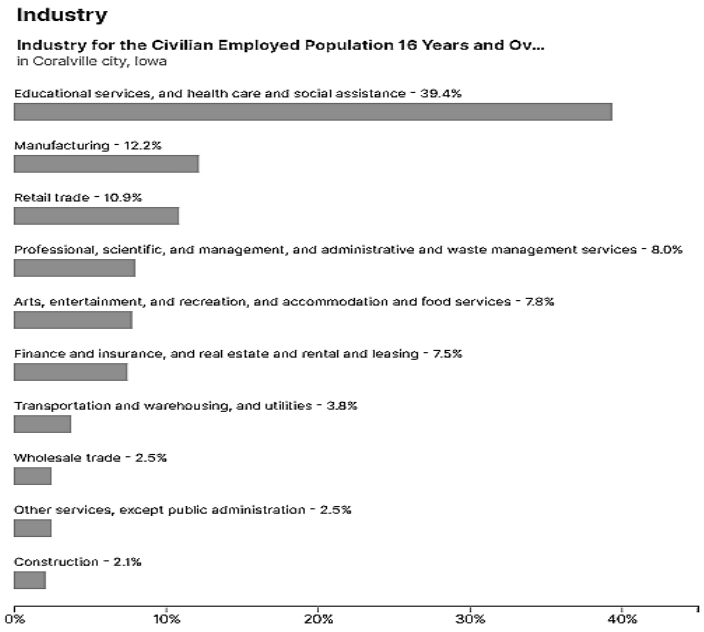
Race and Ethnicity
Hispanic or Latino (of any race)
1,555
P9 | 2020 Decennial Census







United States® Census Bureau



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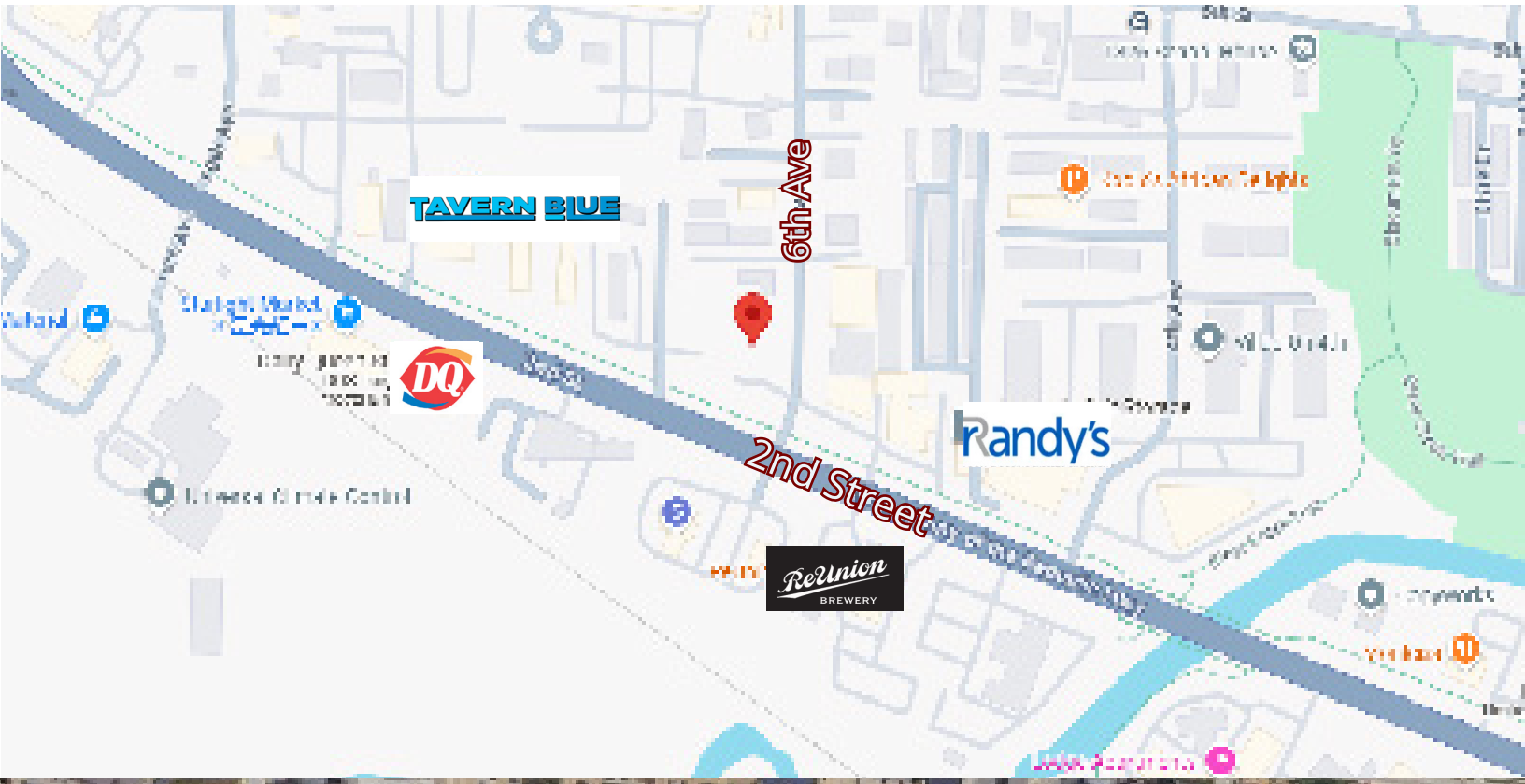
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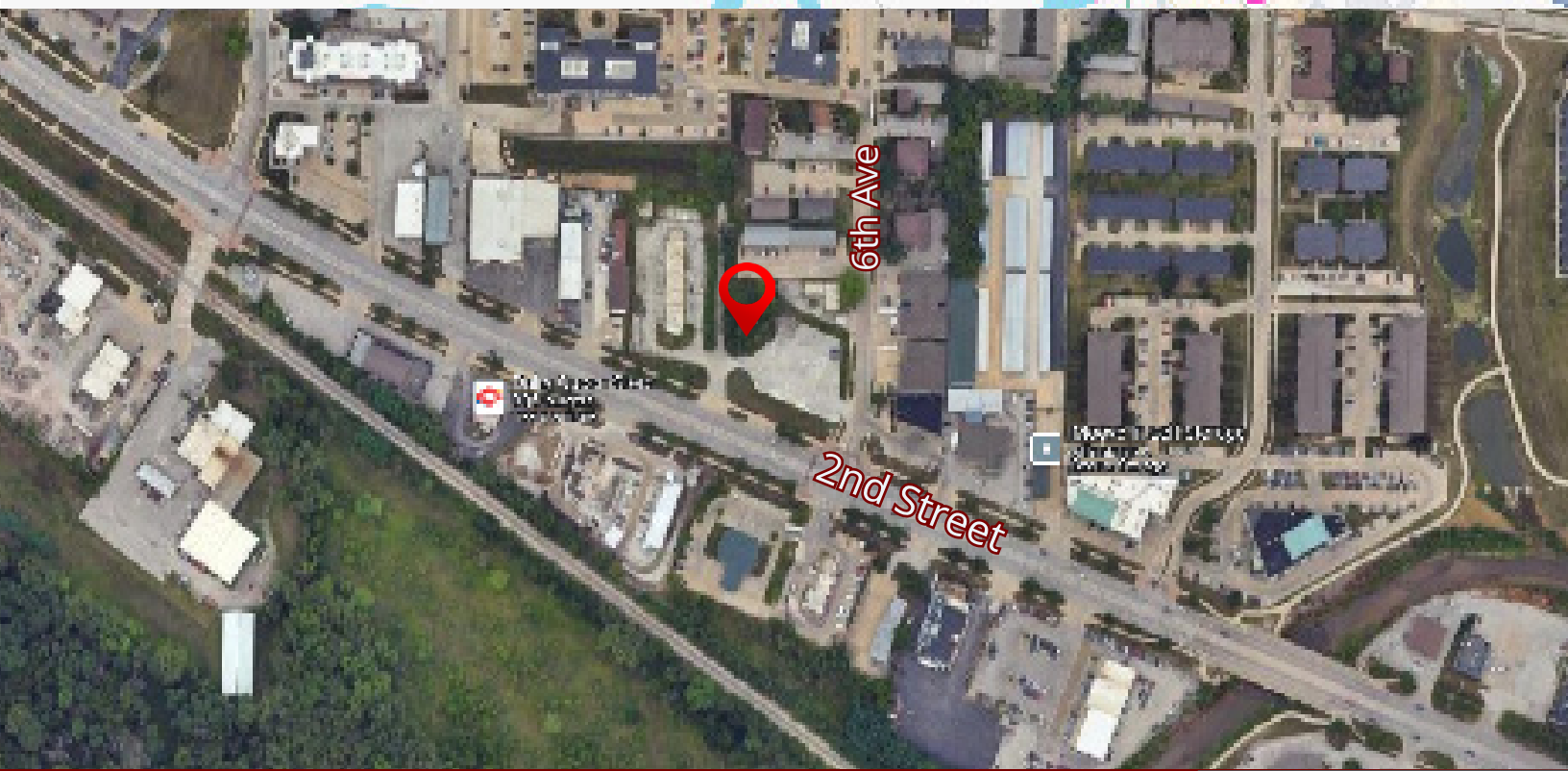
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