FOR LEASE

702 S Gilbert, Iowa City #105A

$940 Gross Rent

Great opportunity to locate your business in the Downtown Iowa City area. This 790--square-foot commercial space offers a flexible layout suitable for retail, office, medical office, or other professional uses. With parking available and an affordable $940 Gross lease rate, this space provides an excellent opportunity for an established business looking to relocate or an entrepreneur ready to open a new business. All in rent $940/month.

Total Square Feet: 790 SF

Zoning: C2

Traffic Count: 14,500 cars/day

Directions:

From downtown Iowa City, take S. Gilbert Street south to 702 S. Gilbert St. The property is on the west side of S. Gilbert Street, with parking available on-site.

Information deemed reliable, but not guaranteed.

Zach Hammes, Realtor®
Jeff Edberg Team
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zach@icrealestate.com

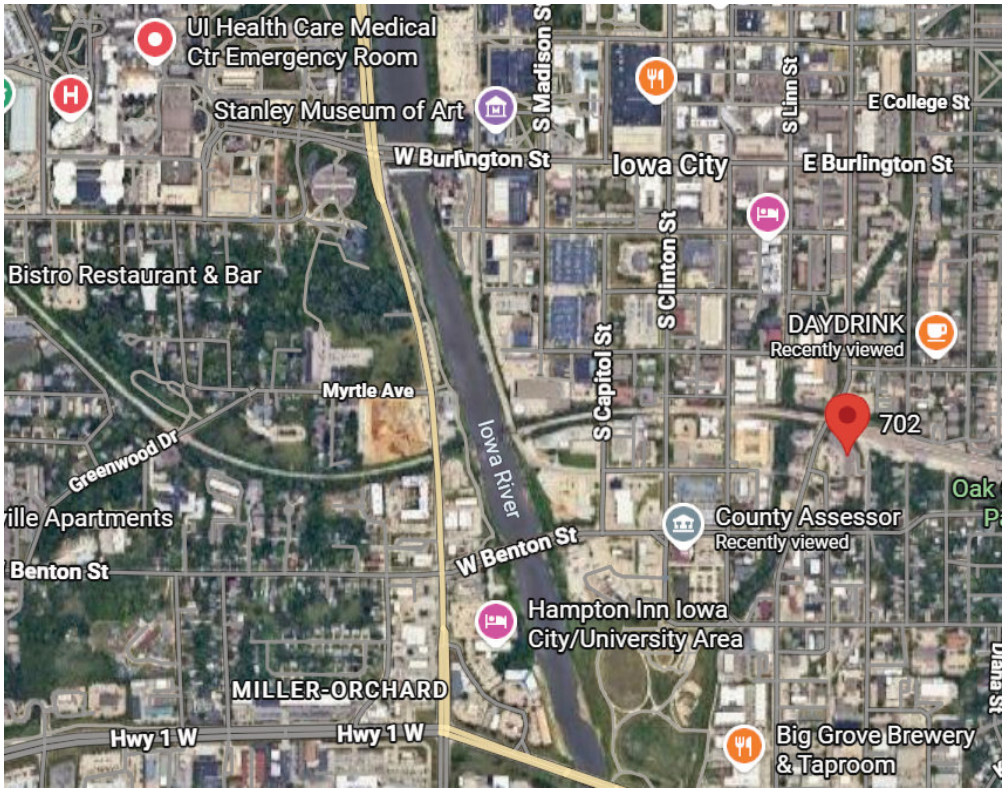
LKR LEPIC-KROEGER, REALTORS®

702 S Gilbert, Iowa City

$940 Gross Rent

FOR LEASE

GreenState CREDIT UNION
a lending partner



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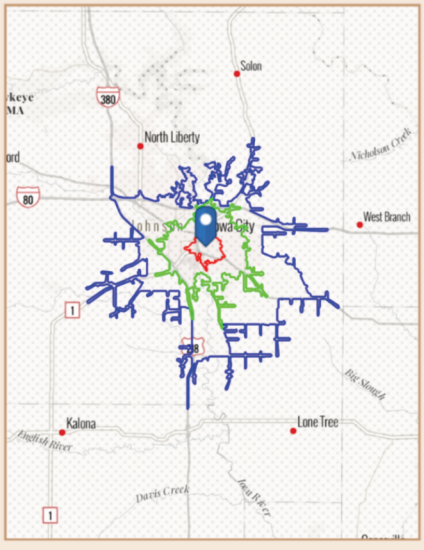
BENCHMARK DEMOGRAPHICS

702 S Gilbert St, Iowa City, Iowa, 52240

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M.Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026)

THE CCIM INSTITUTE

esri

	DRIVE TIME			GEOGRAPHY			
				Counties	CBSAs	States	
AGE SEGMENTS	5 mins	10 mins	15 mins	Johnson County	Iowa City, IA	Iowa	USA
0 - 4	2.73%	4.32%	4.68%	5.33%	5.42%	5.81%	5.39%
5 - 9	2.14%	4.05%	4.57%	5.46%	5.58%	6.03%	5.68%
10 - 14	2.17%	4.02%	4.38%	5.48%	5.69%	6.26%	5.93%
15 - 19	8.21%	8.19%	7.36%	6.95%	6.83%	6.93%	6.43%
20 - 29	54.4%	35.1%	30.4%	23.6%	21.9%	13.2%	13.4%
30 - 39	9.6%	12.4%	13.6%	13.9%	13.7%	12.6%	13.6%
40 - 54	8.7%	12.7%	13.9%	16.3%	16.4%	17.7%	18.5%
55 - 64	4.7%	6.7%	7.6%	8.7%	9.1%	11.5%	12.0%
65 - 74	4.6%	7.2%	7.8%	8.3%	8.8%	11.2%	10.8%
75 - 84	2.1%	4.0%	4.4%	4.6%	5.0%	6.3%	6.2%
85 +	0.7%	1.3%	1.4%	1.4%	1.7%	2.4%	2.0%
HOUSEHOLD INCOME							
$75,000 - $99,999	7.7%	11.3%	11.2%	10.8%	10.1%	6.7%	8.0%
$60,000 - $74,999	8.3%	9.5%	9.6%	9.0%	9.1%	9.6%	8.3%
$500,000 +	0.5%	1.2%	1.6%	9.0%	9.3%	10.6%	9.4%
$45,000 - $59,999	8.6%	9.4%	9.2%	8.4%	9.0%	10.4%	9.2%
$400,000 - $499,999	0.0%	0.1%	0.2%	9.5%	9.7%	9.8%	8.9%
$300,000 - $399,999	0.6%	1.5%	1.8%	12.1%	12.4%	14.3%	12.4%
$30,000 - $44,999	13.6%	11.0%	11.1%	9.8%	10.4%	11.6%	10.5%
$250,000 - $299,999	1.0%	1.9%	2.2%	9.8%	9.5%	8.5%	7.6%
$200,000 - $249,999	1.5%	3.2%	3.8%	8.6%	8.3%	9.2%	10.3%
$150,000 - $199,999	3.9%	5.9%	6.5%	5.0%	5.0%	4.0%	5.9%
$15,000 - $29,999	17.1%	13.0%	11.9%	2.9%	2.7%	1.5%	3.1%
$125,000 - $149,999	3.6%	6.9%	7.6%	2.4%	2.3%	1.3%	2.9%
$100,000 - $124,999	5.5%	7.7%	8.4%	0.3%	0.3%	0.8%	1.3%
<$15,000	28.2%	17.4%	14.7%	2.2%	2.0%	1.7%	2.3%
KEY FACTS							
Population	17,559	69,596	100,647	164,486	187,375	3,274,155	343,528,394
Daytime Population	20,235	96,190	122,218	170,748	192,191	3,265,565	341,846,552
Employees	10,464	37,943	55,945	90,500	102,767	1,708,271	168,700,572
Households	8,623	28,813	42,054	66,185	75,192	1,332,722	134,397,562
Average HH Size	1.86	2.15	2.18	2.33	2.35	2.38	2.49
Median Age	23.8	27.2	29.3	32.2	33.2	39.4	39.6
HOUSING FACTS							
Median Home Value	262,077	289,521	308,284	340,417	326,505	243,704	376,272
Owner Occupied %	22.1%	43.1%	46.2%	57.1%	59.2%	70.0%	64.0%
Renter Occupied %	77.9%	56.9%	53.8%	42.9%	40.8%	30.0%	36.0%
Total Housing Units	9,625	31,220	45,722	71,615	81,366	1,471,815	149,274,959
INCOME FACTS							
Median HH Income	$35,134	$58,591	$64,027	$80,384	$79,481	$78,969	$85,893
Per Capita Income	$26,275	$34,461	$39,019	$44,814	$43,749	$42,453	$48,241
Median Net Worth	$12,295	$68,376	$94,204	$224,489	$235,710	$273,673	$276,821

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