

RETAIL SUITE

FOR LEASE

Approximately 1,700 SF interior suite available at 3224 Crosspark Road in Coralville. Excellent location near the new University of Iowa Health Care Medical Center North Liberty, with convenient access to Forevergreen Road and Coral Ridge Avenue. The rapidly growing Crosspark corridor includes Hy-Vee, Barrett's Quality Eats, Estela's Fresh Mex, Foundry Food + Tap, Dunn Brothers Coffee, Chipotle, Dunkin Donuts, Athletico Physical Therapy and a growing mix of retail, restaurant, medical and service businesses. Flexible space well suited for retail, medical, service or office users in one of the area's fastest-growing commercial corridors.

**3224 CROSSPARK RD
CORALVILLE, IA 52241**



LAST SUITE AVAILABLE



MARK LYNCH, REALTOR®
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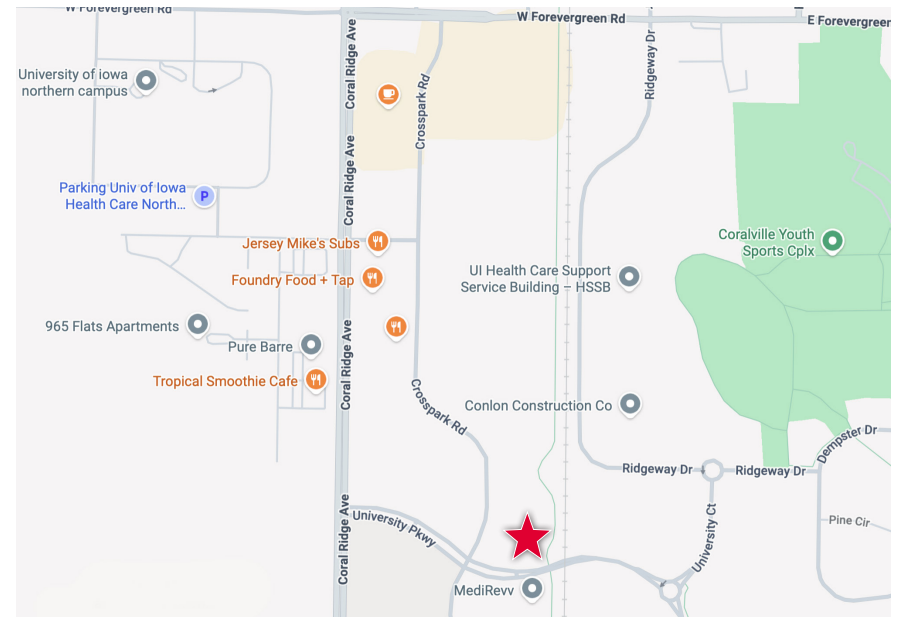
2530 Corridor Way | Coralville, IA 52241
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COMMERCIAL



PROPERTY OVERVIEW

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UI HEALTH CARE NORTH LIBERTY

New hospital & medical campus, opened April 2025
Home of UI Orthopedics & UI Sports Medicine.
Level IV trauma center, a short drive north of the site.

\$525M
project cost

469,000
square feet

60
acre campus

36
inpatient beds

12
operating rooms

84
clinic exam rooms

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FLOOR PLAN

Center Suite

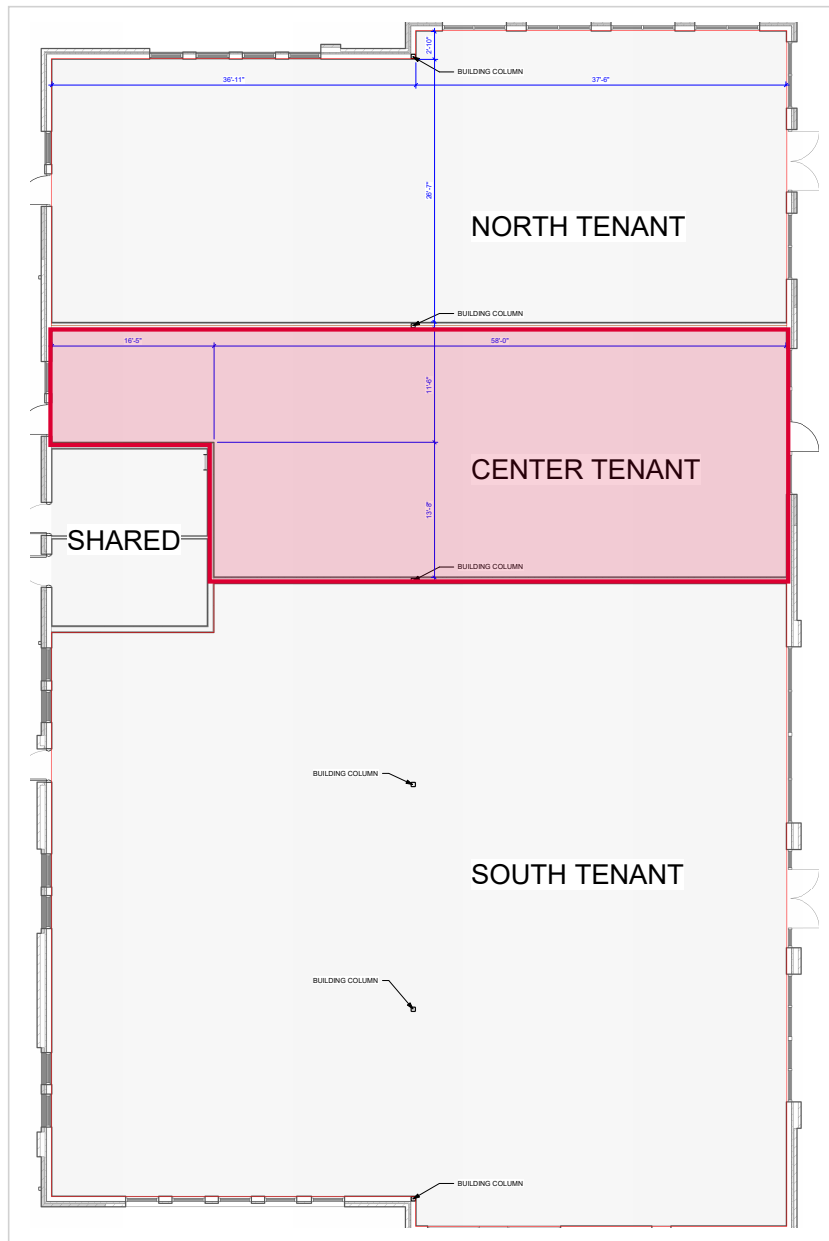
±1,700 SF available

The last open suite in the building, and a rare chance to get space on the Highway 965 corridor.

Suite size	±1,700 SF
Approx. dimensions	25' wide x 74' deep
Building	Crosspark 9, ±8,819 SF multi-tenant
Address	3224 Crosspark Rd., Coralville, IA 52241
Suitable uses	Retail, medical, service or office

Available suite

Square footage per Streamline Architects tenant demising plan dated 02/26/2026, measured to the interior face of exterior wall framing and center of demising walls. Plan is for reference only and not for construction. Dimensions approximate.



AREA DEMOGRAPHICS

The site sits on the north edge of Coralville next to North Liberty, two of the fastest-growing cities in the Iowa City metro.

45,936

combined Coralville + North Liberty population (2025 est.)

+64%

North Liberty population growth since 2010

\$102,102

North Liberty median household income

\$1.24B

Coralville retail sales (2022), nearly 3x county per capita

	CORALVILLE	NORTH LIBERTY	JOHNSON COUNTY
Population, 2025 estimate	23,960	21,976	160,044
Population, 2010 Census	18,907	13,374	130,882
Growth, 2010 to 2025	+26.7%	+64.3%	+22.3%
Households	9,985	8,159	63,341
Persons per household	2.22	2.58	2.34
Under 18 years	19.9%	27.3%	19.0%
Median household income	\$69,144	\$102,102	\$74,935
Per capita income	\$47,041	\$56,369	\$45,136
Bachelor's degree or higher (25+)	56.0%	54.5%	55.2%
Median home value	\$298,500	\$303,800	\$308,600
Owner-occupied housing	55.9%	66.9%	59.4%
Retail sales per capita, 2022	\$53,540	\$9,152	\$19,170

Source: U.S. Census Bureau QuickFacts. Population: Vintage 2025 estimates and 2010 Census. Households, income, education and housing: American Community Survey 2020-2024 5-year estimates. Retail sales: 2022 Economic Census.