

JD Beauty Supply

1067 HIGHWAY 6 E
IOWA CITY, IA 52240

HIGH-VISIBILITY CORNER RETAIL OPPORTUNITY

FOR LEASE

Corner retail space with excellent visibility along Highway 6 E. Located near established businesses including JD Beauty Supply, DEFY Iowa City, Zoetic Coffee, and Iowa City African & Oriental Market. Ideal for restaurant, coffee shop, bakery, office, or other retail uses. Open entryway, office/conference area, bathrooms, and storage. \$15.00 PSF gross.



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PROPERTY OVERVIEW

Corner retail space with excellent visibility along Highway 6 E. Located near established businesses including JD Beauty Supply, DEFY Iowa City, Zoetic Coffee, and Iowa City African & Oriental Market. Suitable for restaurant, coffee shop, bakery, office, or other retail uses. Features an open entryway, office/conference area, bathrooms, and storage.



PROPERTY HIGHLIGHTS

- High-visibility corner location on Highway 6 E
- Strong surrounding retail and service businesses
- Open entryway with flexible layout
- Office/conference area
- Bathrooms and storage
- Ideal for restaurant, coffee shop, bakery, office or other retail uses
- \$15.00 PSF gross

AREA DEMOGRAPHICS

67,804

Average household income

5-mile radius

\$86,995

Daytime population

5-mile radius

28,582

Bachelor's degree or higher

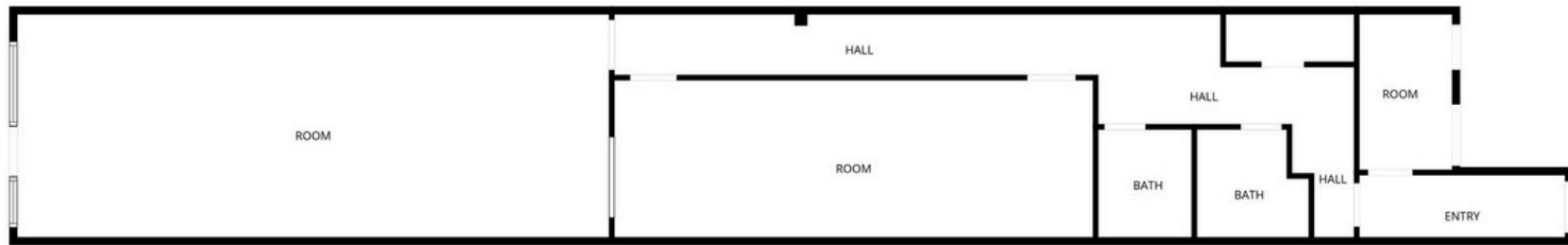
5-mile radius

66.9%

DEMOGRAPHIC INDICATOR	IOWA CITY	JOHNSON COUNTY
Population estimate	76,229 (2025)	160,080 (2024)
Population, 2010 Census	67,862	130,882
Median household income	\$58,546	\$74,935
Bachelor's degree or higher (25+)	60.5%	55.2%
Retail sales per capita (2022)	\$18,838	\$19,170

5-mile radius figures shown from the supplied reference image. City/county figures: U.S. Census Bureau QuickFacts and ACS 2020–2024; population estimate years vary by geography. Sources: census.gov/quickfacts/fact/table/iowacityiowa,johnsoncountyiowa.

FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor plan provided for reference. Measurements and layout should be independently verified.