

4175 ALYSSA CT, STE 5, IOWA CITY

$2,500 / GROSS

Brand new commercial flex space with easy access to Hwy 218 and the entire Corridor. Two 12x14 OH doors, 1 on the south, 1 on the north allowing the ability to drive thru. Single office with AC and RR. 200 Amp 3 Phase power, 16' sidewalls, LED lights, floor drains and reznor heaters. Plenty of parking in the front and rear. Easy to show and quick possession available. Other units listed separately.

Total Monthly Rent: $2,500

Zoning:
C

Total SqFt:
2970 SQFT

Traffic Count:
Near Hwy 1 with 5,100 vehicles per day

Directions:
South on Naples Dr from Hwy 1, just west of the Hwy 218 intersection.

Information deemed reliable, but not guaranteed.

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2346 Mormon Trek Blvd, Iowa City, IA 52246

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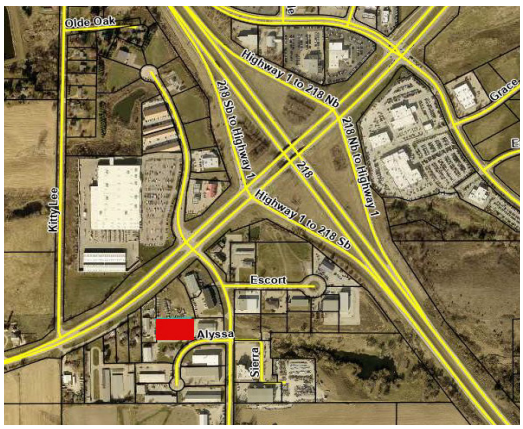
FOR LEASE











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Populations and People
Total Population
74,828
P1 | 2020 Decennial Census

Income and Poverty
Median Household Income
$50,135
S1901 | 2023 American Community Survey 1-Year Estimates

Education
Bachelor's Degree or Higher
62.0%
S1501 | 2023 American Community Survey 1-Year Estimates

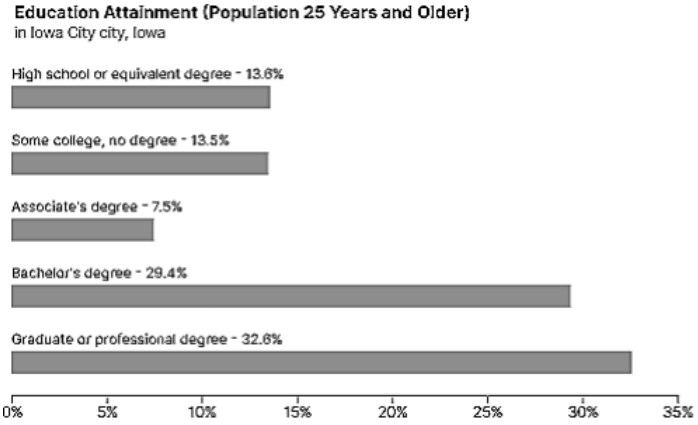
Employment
Employment Rate
65.6%
DP03 | 2023 American Community Survey 1-Year Estimates

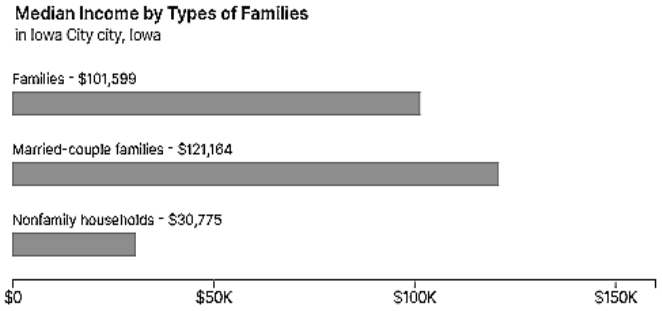
Housing
Total Housing Units
32,854
H1 | 2020 Decennial Census

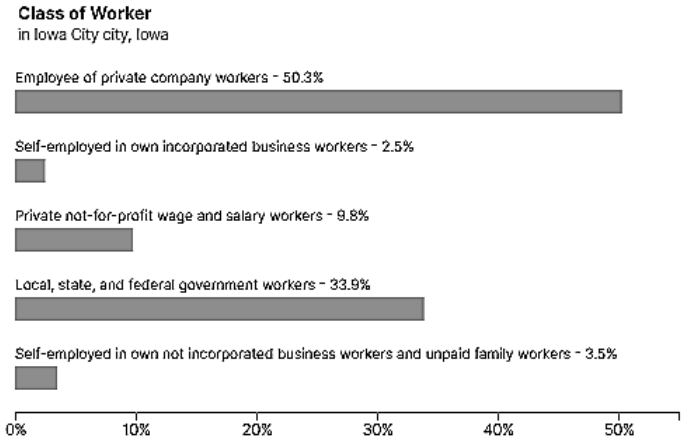
Health
Without Health Care Coverage
6.1%
S2701 | 2023 American Community Survey 1-Year Estimates

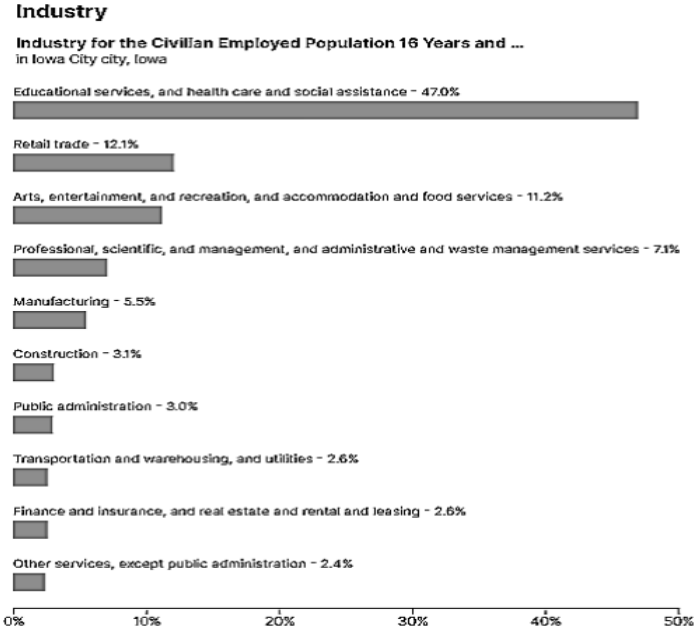
Families and Living Arrangements
Total Households
30,588
DP02 | 2023 American Community Survey 1-Year Estimates

Race and Ethnicity
Hispanic or Latino (of any race)
5,451
P9 | 2020 Decennial Census









United States® Census Bureau

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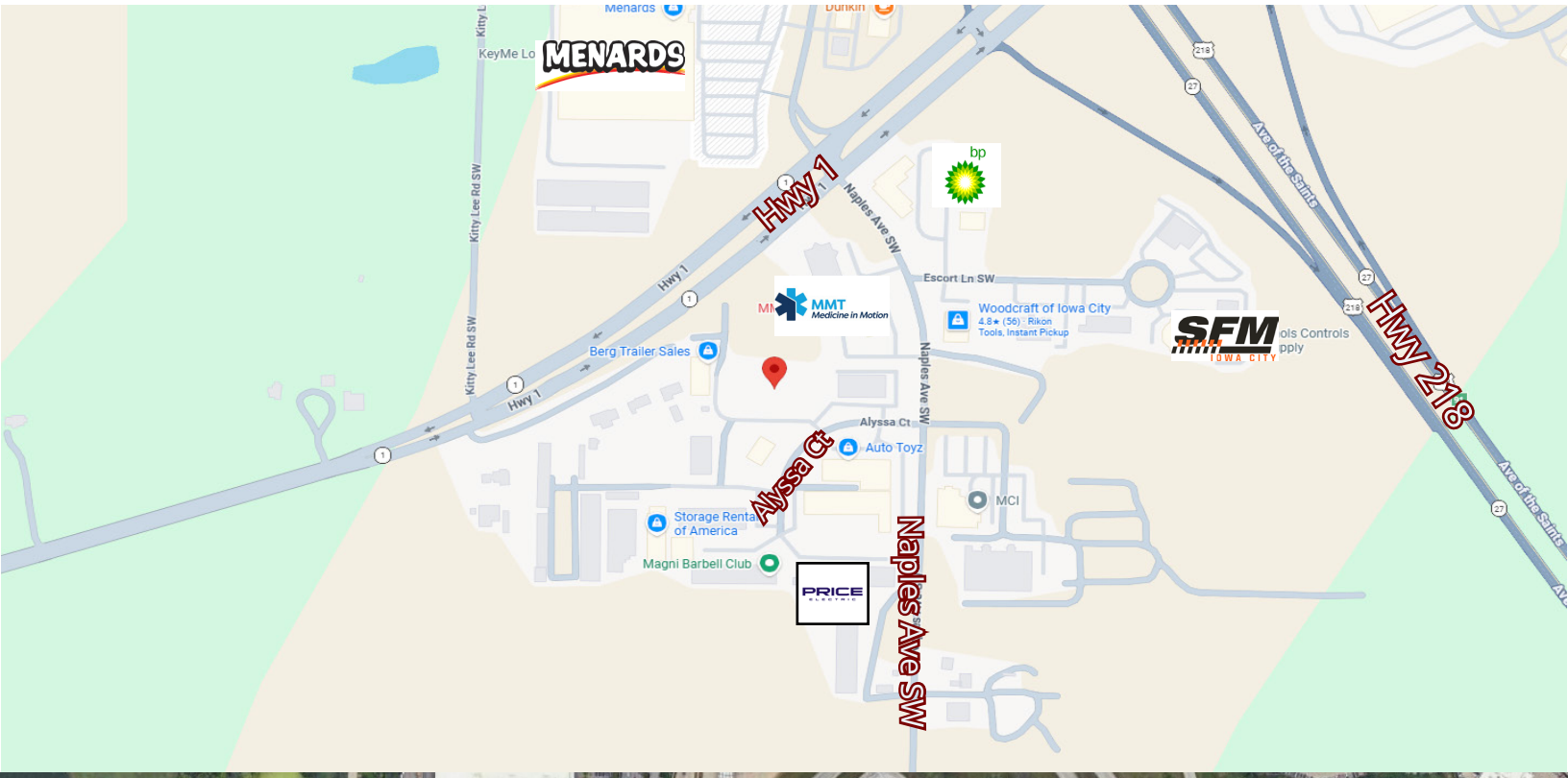
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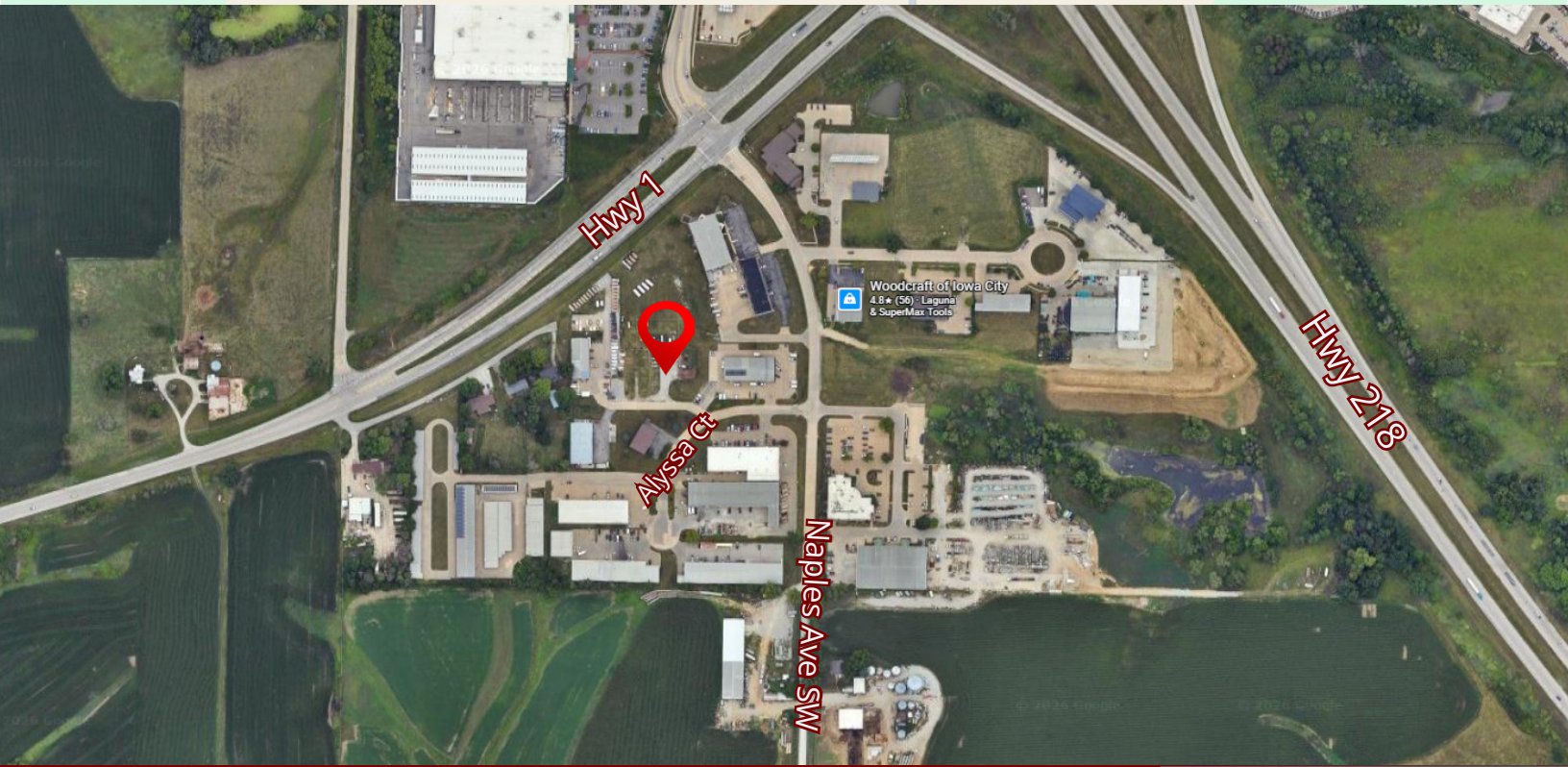
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