

FOR SALE OR LEASE

OAKDALE COMMONS

CORALVILLE, IA 52241

RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

CHLOE MARZEN
Business Analyst

OLIVIA CHRISTIANSON
Marketing Specialist

2720 1st Ave NE
Suite 212
Cedar Rapids, IA 52402
+1 319 229 1003
iowacommercialadvisors.com

**AVAILABLE
1.10 - 5.69 ACRES**

OAKDALE BLVD

12TH AVENUE

OAKDALE COMMONS

SW Corner of Oakdale Blvd & 12th Ave | Coralville, IA 52241

FOR SALE | BUILD-TO-SUIT OR GROUND LEASE

LOTS AVAILABLE:

Lot 1: 1.84 AC | Sale \$12.00/SF

Lot 2: 1.52 AC | Sale \$10.00/SF

Lot 3: 1.24 AC | Sale \$5.50/SF

Lot 4: 1.10 AC | Sale \$5.50/SF

All Lots: 5.69 AC | Contact listing agent

*Subject to final infrastructure costs and use. Lot sizes can be modified to accommodate users. Contact listing agent for build-to-suit and ground lease options & pricing.

ZONING CLASS: C-PUD1

- Commercial lots located at a signalized intersection in Northern Coralville
- In close proximity to Oakdale Research Park and dense residential neighborhoods
- Ideally suited for multi-family, senior housing, mixed-use, or neighborhood commercial
- Flexible lot sizes - lots can be subdivided and replatted to fit prospects' needs
- Located on two major arterial roadways connecting the northern portion of Coralville and North Liberty to the heart of Coralville and I-80



OAKDALE COMMONS | LOT AVAILABILITY



OAKDALE COMMONS | FINAL PLAT



OAKDALE COMMONS | AERIAL



TRAFFIC COUNTS

12th Ave: 5,088 VPD
Oakdale Blvd: 4,813 VPD

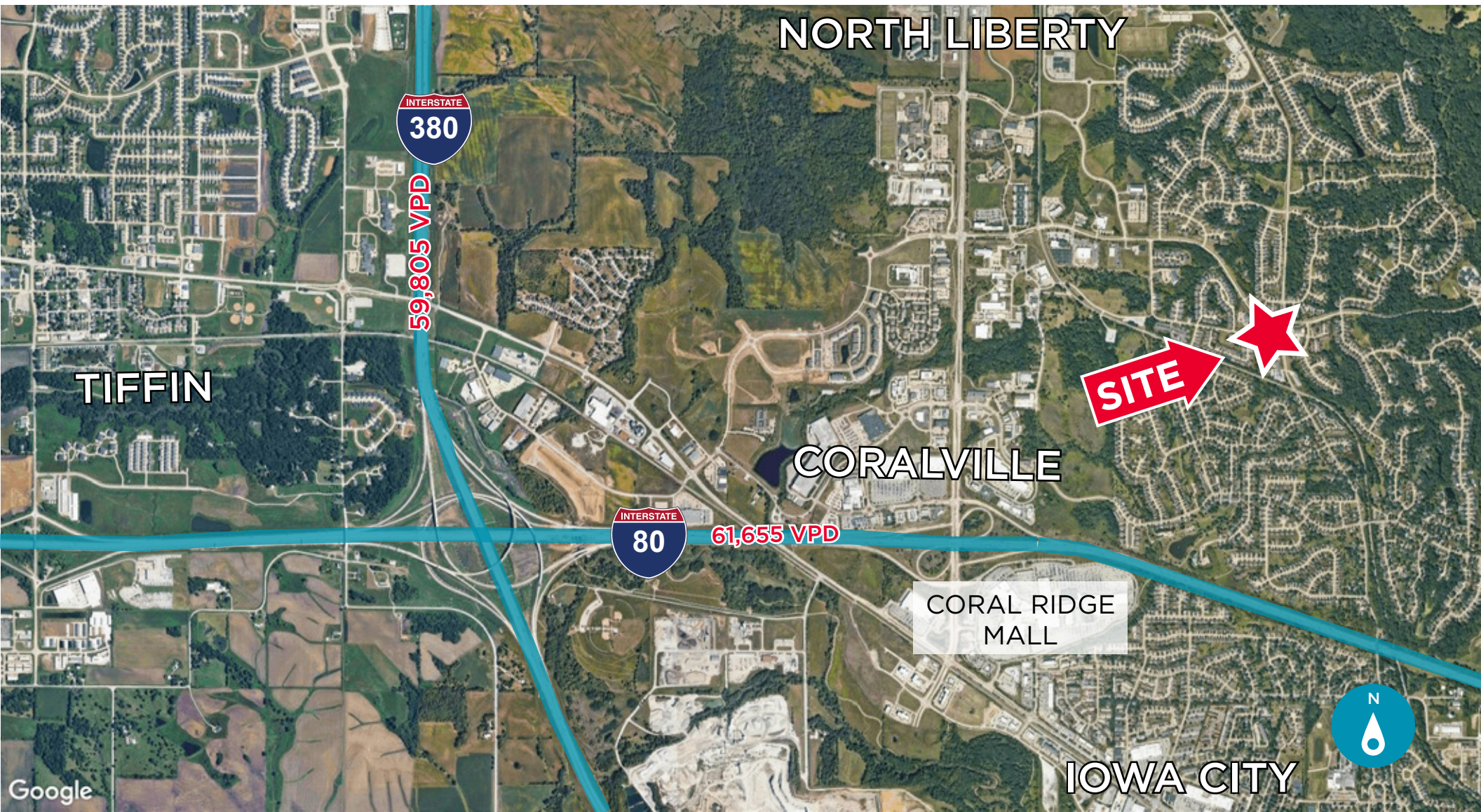
NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	DAYTIME POPULATION	AVERAGE HOUSEHOLD INCOME
1 Mile	7,842	5,352	\$173,379
3 Miles	40,702	35,292	\$117,945
5 Miles	105,548	124,466	\$105,867

 **CUSHMAN &
WAKEFIELD**
Iowa Commercial Advisors

 **HUNTER**
Companies

OAKDALE COMMONS | AERIAL



ICR IOWA

Coralville is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.



729,401
WORKFORCE
POPULATION



95%
EDUCATIONAL
ATTAINMENT



8.9%
EMPLOYMENT
GROWTH RATE



36
MEDIAN
AGE

7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington County

487,106
POPULATION

\$1,227,628,806
ANNUAL GOODS EXPORT

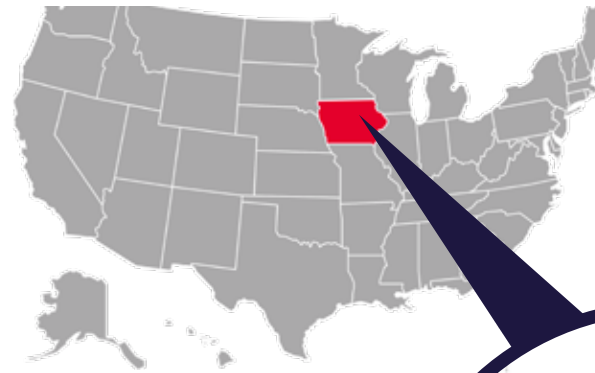
36,816,284
300 MILE POPULATION



**IOWA RANKED #1
OVERALL BEST ST**



**RANKED #2 BEST COST
OF DOING BUSINESS**



FOR SALE OR LEASE

OAKDALE COMMONS | CORALVILLE, IA 52241

CONTACT

RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

CHLOE MARZEN
Business Analyst

OLIVIA CHRISTIANSON
Marketing Specialist

2720 1st Ave NE
Suite 212
Cedar Rapids, IA 52402
+1 319 229 1003
iowacommercialadvisors.com

OAKDALE BLVD

12TH AVENUE

**AVAILABLE
1.10 - 5.69 ACRES**