

102

E BURLINGTON ST

IOWA CITY, IA 52240

E BURLINGTON ST 22,500 VPD

S CLINTON ST 7,500 VPD



AVAILABLE 7,370 SF | 0.169 AC

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

 CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

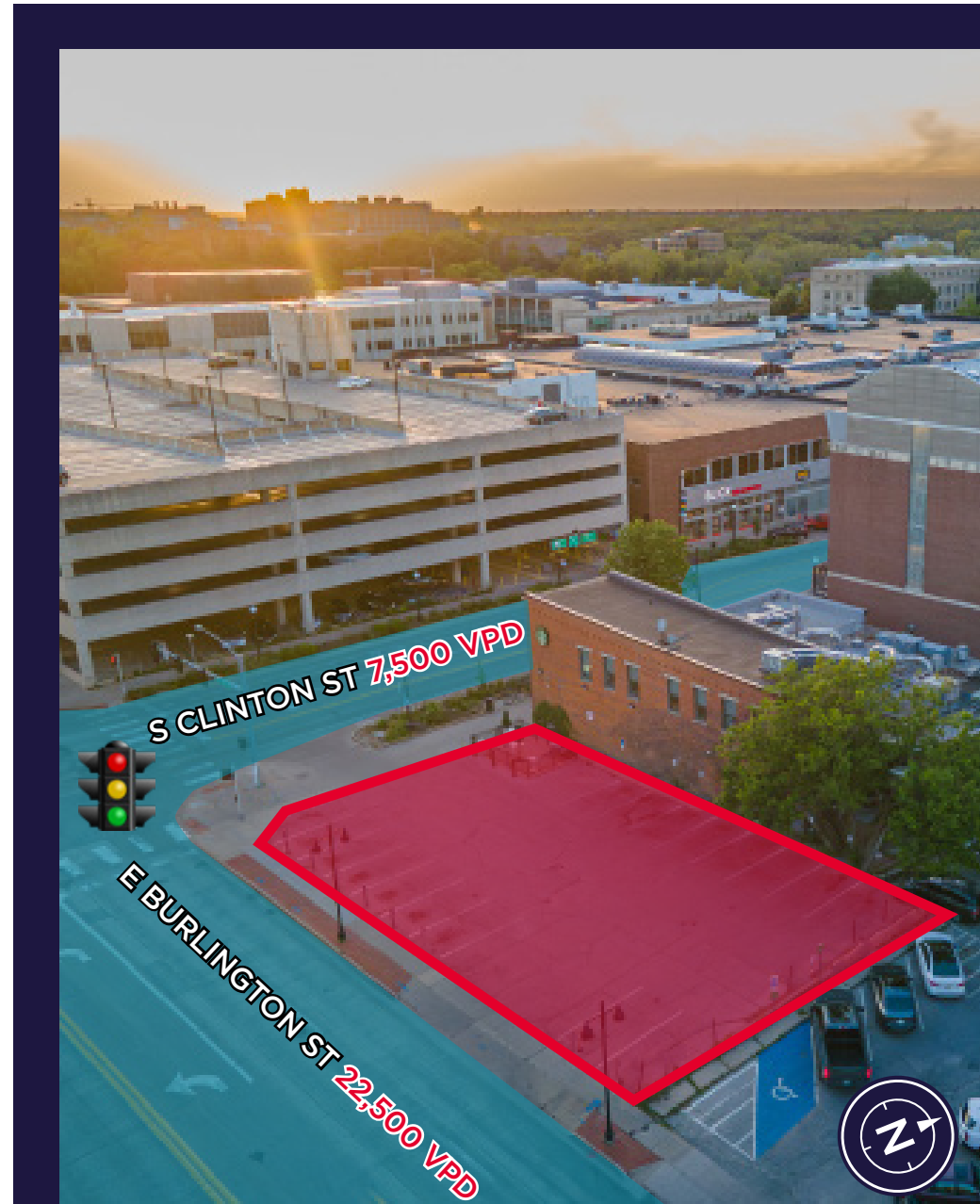
PROPERTY HIGHLIGHTS

Welcome to 102 E Burlington St - a unique 7,370 SF lot found in the heart of Iowa City. This lot is located near a bustling Ped Mall and is surrounded by the University of Iowa campus and multiple University of Iowa Hospital and Clinic locations. The University and the Hospital bring major daily traffic to the area, along with students flowing through on their daily commute.

An undeveloped lot below 10,000 SF is an uncommon find, especially in a market like downtown Iowa City! The opportunities are vast at this location - a QSR, a boutique, or even a private office. Iowa City is a lively area with a mix of students, hospital employees, and downtown residents. The surrounding area has multiple national tenants and a diverse mix of local businesses which includes the Ped Mall that is home to restaurants, beverage shops, and retail options.

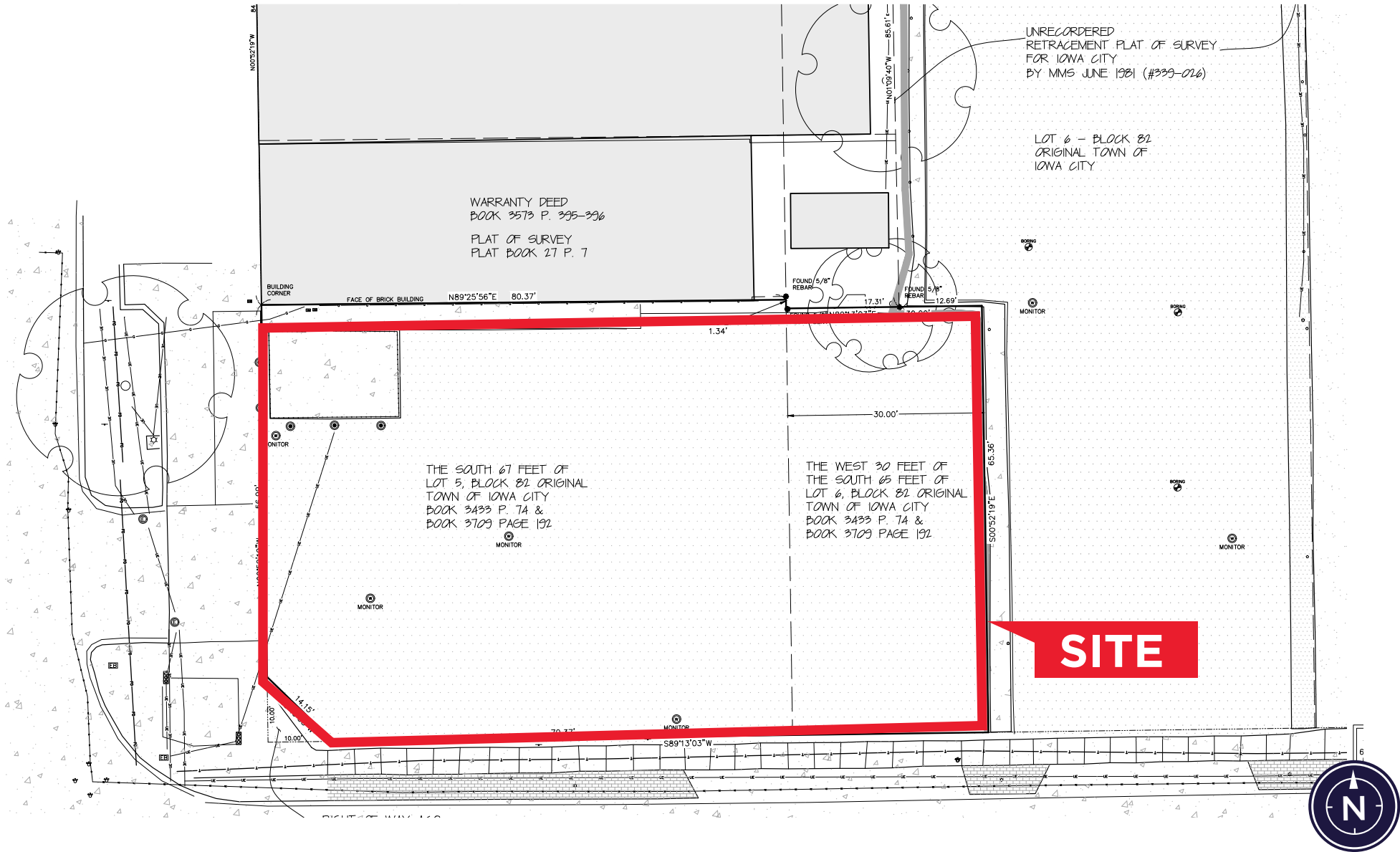
SIZE: 7,370 SF | 0.169 AC

PRICE: CONTACT AGENT



An aerial photograph of downtown Iowa City, Iowa, overlaid with various labels and icons. The map shows a grid of streets including S Madison St, S Clinton St, S Linn St, W Washington St, E Washington St, W Burlington St, and E Burlington St. Key landmarks are labeled with callouts: Old Capitol Museum (top left), Public Parking Ramp (top right), Ecumenical Towers (middle right), Citizen Building Apartments (bottom right), Apartments Near Campus (bottom right), Public Parking Ramp (bottom center), and The Ped Mall (center). A large white box with the word "IOWA" in yellow letters is positioned in the middle-left area. Numerous business logos are scattered throughout, such as Hills Bank, CVS pharmacy, noddles, BLICK art materials, Target, yotopia, Brothers, Wells Fargo, Reunion, H Paper, Graduate by Hilton, Estela's Fresh Mex, Firestone, US Bank, Pancheros Mexican Grill, Basta, Pullman Bar & Bites, Goia Place, Kungken's Bagels, Undergound Printing, and Formidea. Traffic light icons are placed at major street intersections. A compass rose indicating North is located in the bottom right corner.

SITE PLAN



NORTH FACING DRONE VIEW



NORTHEAST FACING DRONE VIEW



NORTHEAST FACING DRONE VIEW



SOUTH FACING DRONE VIEW



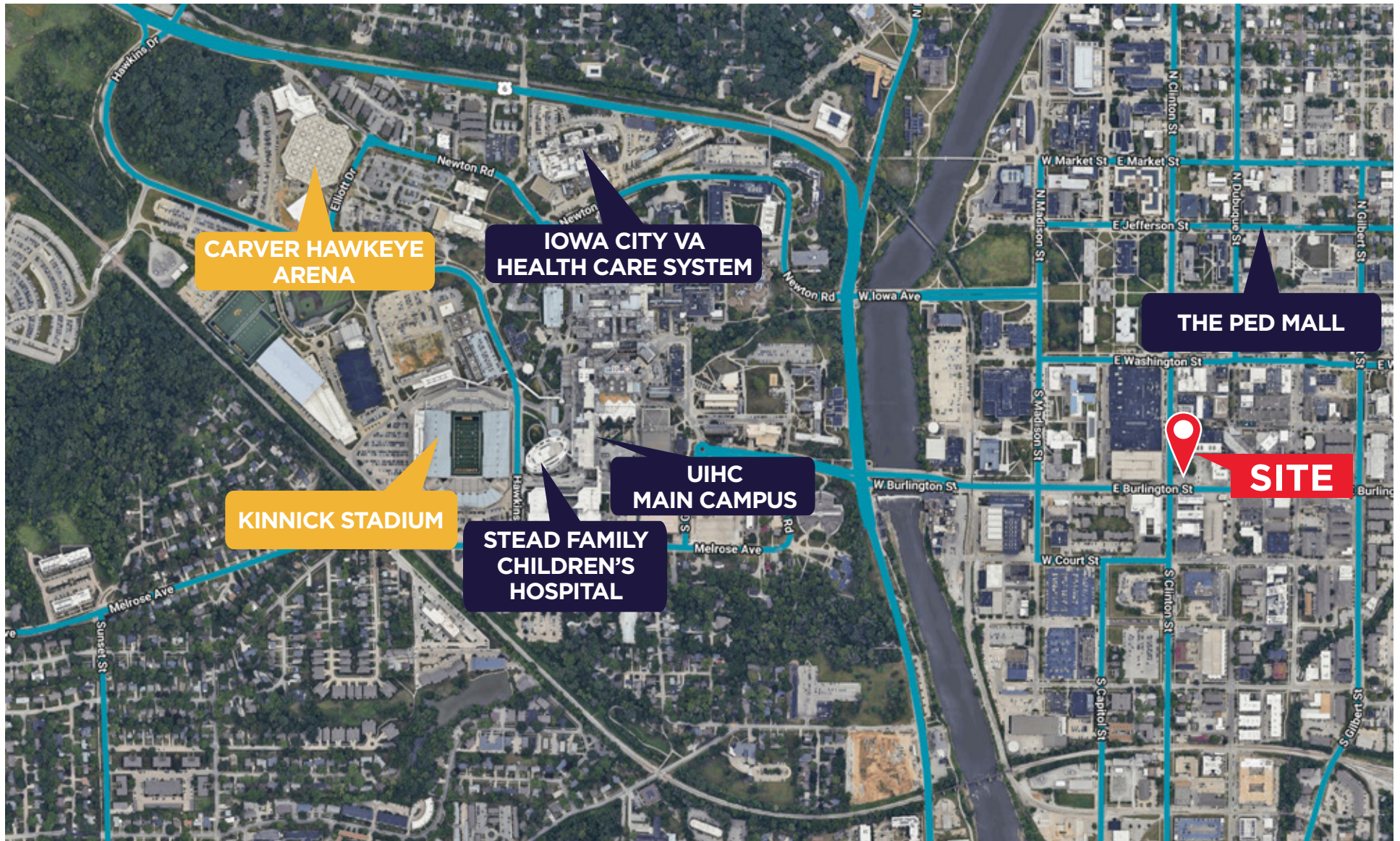
SOUTHWEST FACING DRONE VIEW

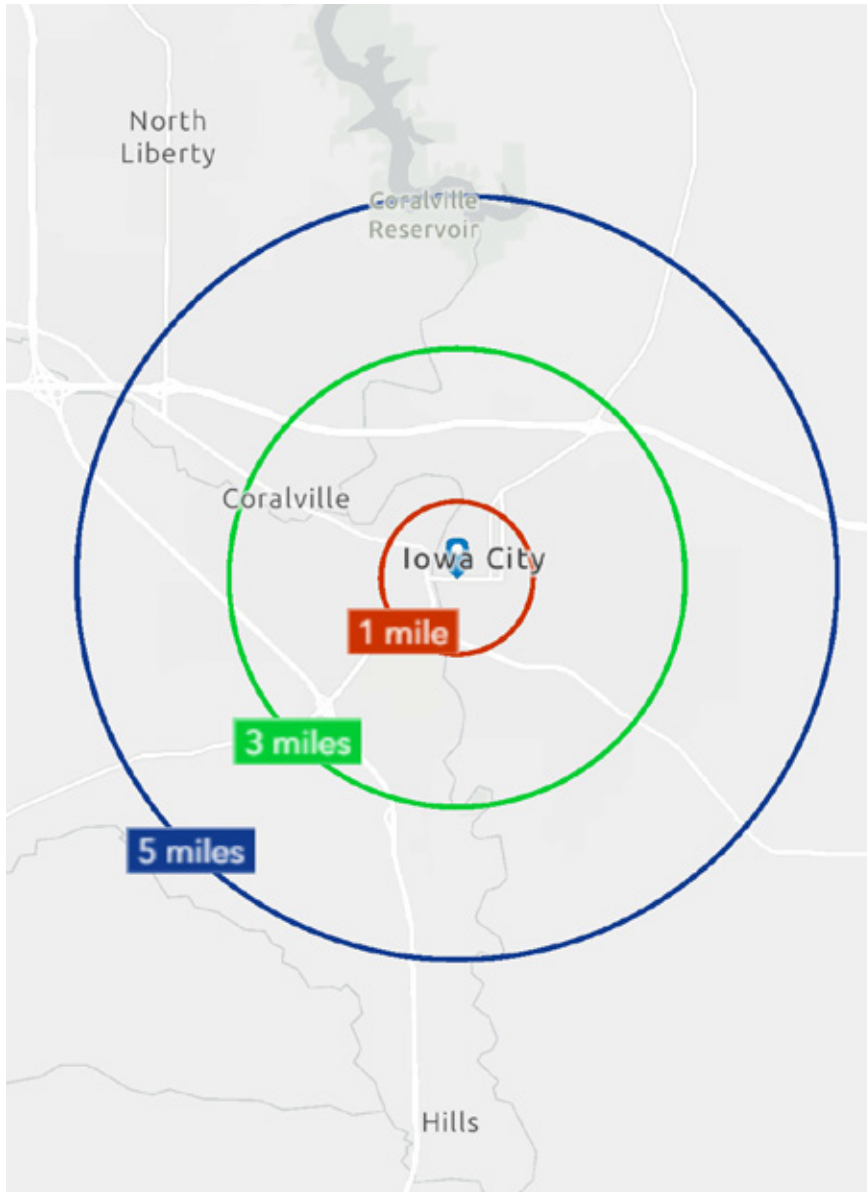


NORTHWEST FACING DRONE VIEW



AERIAL





DEMOGRAPHICS

1 MILE 3 MILES 5 MILES



POPULATION

26,036 | 82,691 | 107,998



DAYTIME POPULATION | WORKERS

59,270 | 104,743 | 127,730



MEDIAN AGE

23 | 28 | 30



TOTAL HOUSEHOLDS

9,788 | 34,692 | 44,605



AVERAGE HOUSEHOLD INCOME

\$57,884 | \$82,586 | \$96,802

LOCAL ATTRACTIONS

IOWA

31,563 STUDENTS | 14,000 FACULTY

IOWA HEALTH CARE

1M+ PATIENTS PER YEAR | 20,000+ STAFF



100+ RETAILERS



17 RETAILERS | 9 ATTRACTIONS | 4 HOTELS



IOWA CITY MSA

JOHNSON + WASHINGTON COUNTY

2

COUNTIES

40

MEDIAN AGE

182,711

POPULATION

IOWA

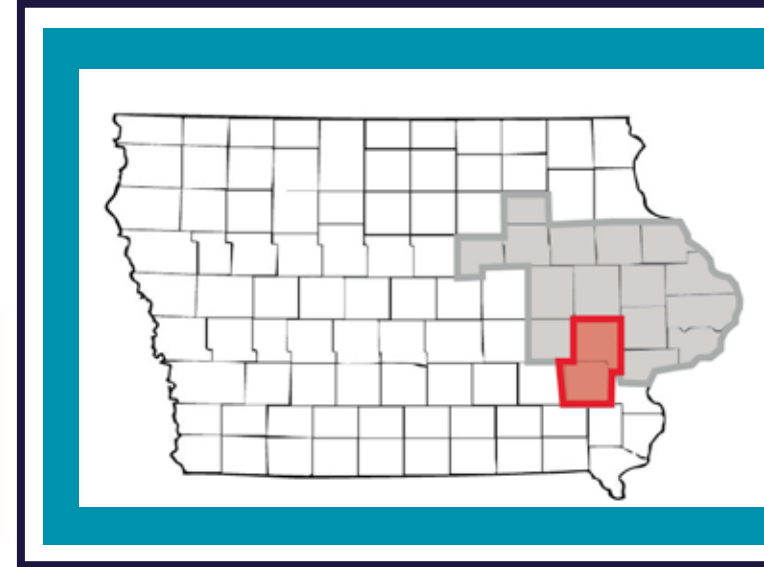
32,000+
STUDENTS



FEATURES OVER
100 RETAILERS

IOWA
HEALTH CARE

RANKS 4TH IN
THE NATION



The **Iowa City MSA** is a growing region in Eastern Iowa anchored by Iowa City and neighboring cities Coralville, Tiffin, and North Liberty. Driven by the presence of the University of Iowa, the area benefits from a strong economy centered on education, healthcare, and research. Known for its high quality of life, skilled workforce, and steady population growth, the MSA continues to attract businesses and residents, supported by diverse cultural amenities, ongoing development, and a resilient local economy. The Iowa City MSA is conveniently located along I-80 and I-380 allowing for easy accessibility to the Midwest and beyond.



IOWA CITY PED MALL



90+

RESTAURANTS

70+

LOCALLY OWNED SHOPS

14+

ATTRACTIONS

4+

HOTELS

LIVE | WORK | EAT | PLAY | STAY

The **Ped Mall** in downtown Iowa City is a lively pedestrian-only area in the heart of the city, just steps from the University of Iowa campus. Built in 1979 as part of an urban renewal project, it spans several blocks and serves as a central gathering place for students, residents, and visitors. Lined with local restaurants, cafés, shops, and performance spaces, it is a popular spot to relax and socialize. With its open layout, public art, and frequent events like live music and seasonal festivals, the Ped Mall brings a strong sense of community and energy to Iowa City year round.



102

E BURLINGTON ST IOWA CITY, IA 52240



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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.