

THE EDGE RETAIL FOR LEASE

105 & 125 E. Burlington Street | Iowa City, Iowa



OVERVIEW

Join Chase Bank & Element at The Edge, in the heart of the University of Iowa campus in downtown Iowa City. This location benefits from students, employees, daily shoppers and the on-site residents of Edge condominiums. It is in close proximity to Old Capital Town Center and the Iowa City pedestrian mall. Available spaces include a 1st generation shell space as well as a Turn-key 2nd generation space that can work for restaurant, retail, office, c-store, health/fitness users, etc., with direct access to Element Hotel.

DEMOGRAPHICS

ESRI 2025	3 mile	5 mile
Population	82,727	107,975
Avg. HH Income	\$82,592	\$96,802

FEATURES

- The spaces are 2602 SF and 4626 SF
- 4626 SF is the former Unimpaired Bar
- \$22 NNN asking rate for 4626 SF
- \$28 NNN asking rate for 2602 SF

FOR MORE INFORMATION:

David Wolf | Cell: 319-530-6342
 Email: davidwolf@buyersrealtyinc.com

Ryan O'Leary | Cell: 319-594-7926
 Email: ryanolearyic@gmail.com



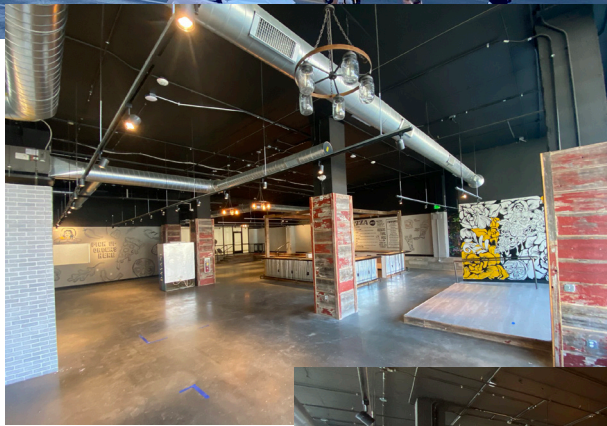
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 RETAIL ADVISORS

4350 Westown Parkway Suite 100 West Des Moines, IA 50266
 www.buyersrealtyinc.com OFFICE 515-277-4000

BUYERS REALTY INC.

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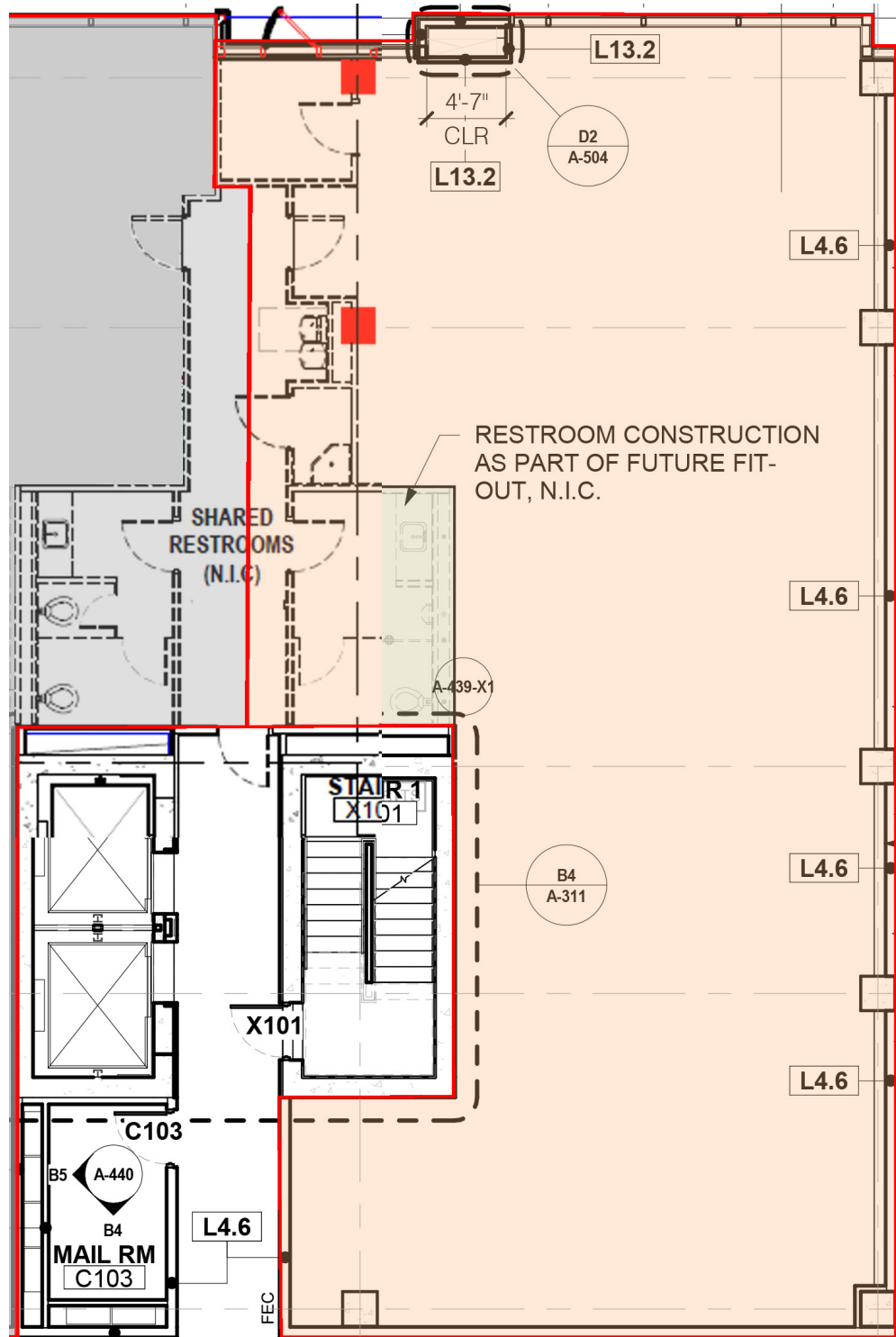
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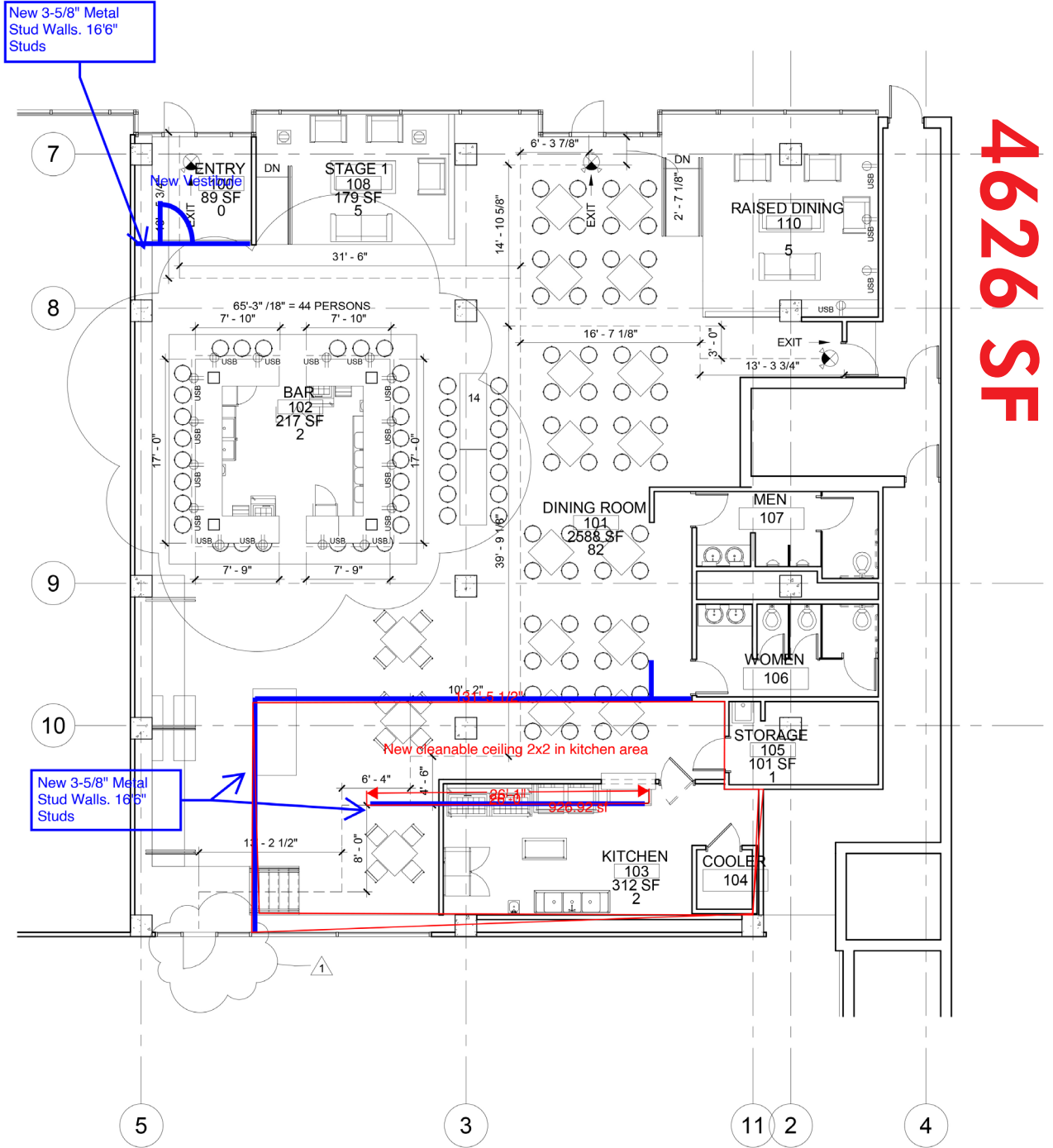
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2602 SF

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