



3,800 SF RETAIL SPACE

# FOR LEASE

1275 HIGHWAY 1 W | IOWA CITY, IA



**WSG**  
CRE

SKOGLMAN  
COMMERCIAL



# PROPERTY OVERVIEW

A flexible 3,800 SF retail space is available along Iowa City’s heavily traveled Highway 1 corridor, offering excellent visibility, prominent signage opportunities, and easy access via a signalized intersection. The space can be subdivided to as small as 1,300 SF to suit a variety of retail, service, or office uses. Located near the University of Iowa and Avenue of the Saints, the property benefits from high traffic counts, abundant parking, and strong co-tenancy with Enterprise Rent-A-Car, Focus Development, and the US Army recruitment office.

Property Details	
Address	1275 Highway 1 W, Iowa City, IA 52246
Building Size	11,973 SF
Rentable Square Footage	3,800 SF (Can be subdivided)
Zoning	C-1 Commercial
County	Johnson
Property Taxes	\$71,668
Est. Operating Expenses	\$9.37 PSF
<b>Lease Rate</b>	<b>\$12.50 / SF NNN</b>





# AERIAL MAP



**SITE**

**22,900 VPD**

**Casey's**

NISSAN Mercedes-Benz VW

**Walmart**

**PANDA EXPRESS**

**DQ Dairy Queen**

**ALDI**

**CHRYSLER**  
**Jeep**  
**DODGE**

**DOLLAR GENERAL**  
**Pizza Ranch**  
**Fin & Feather**  
the great outdoors store

**NAPA AUTO PARTS**

**P&G**

**TOYOTA**

**IOWA CITY MUNICIPAL AIRPORT**

Iowa City Municipal Airport

**McDonald's**

**Ford**  
**Hyundai**

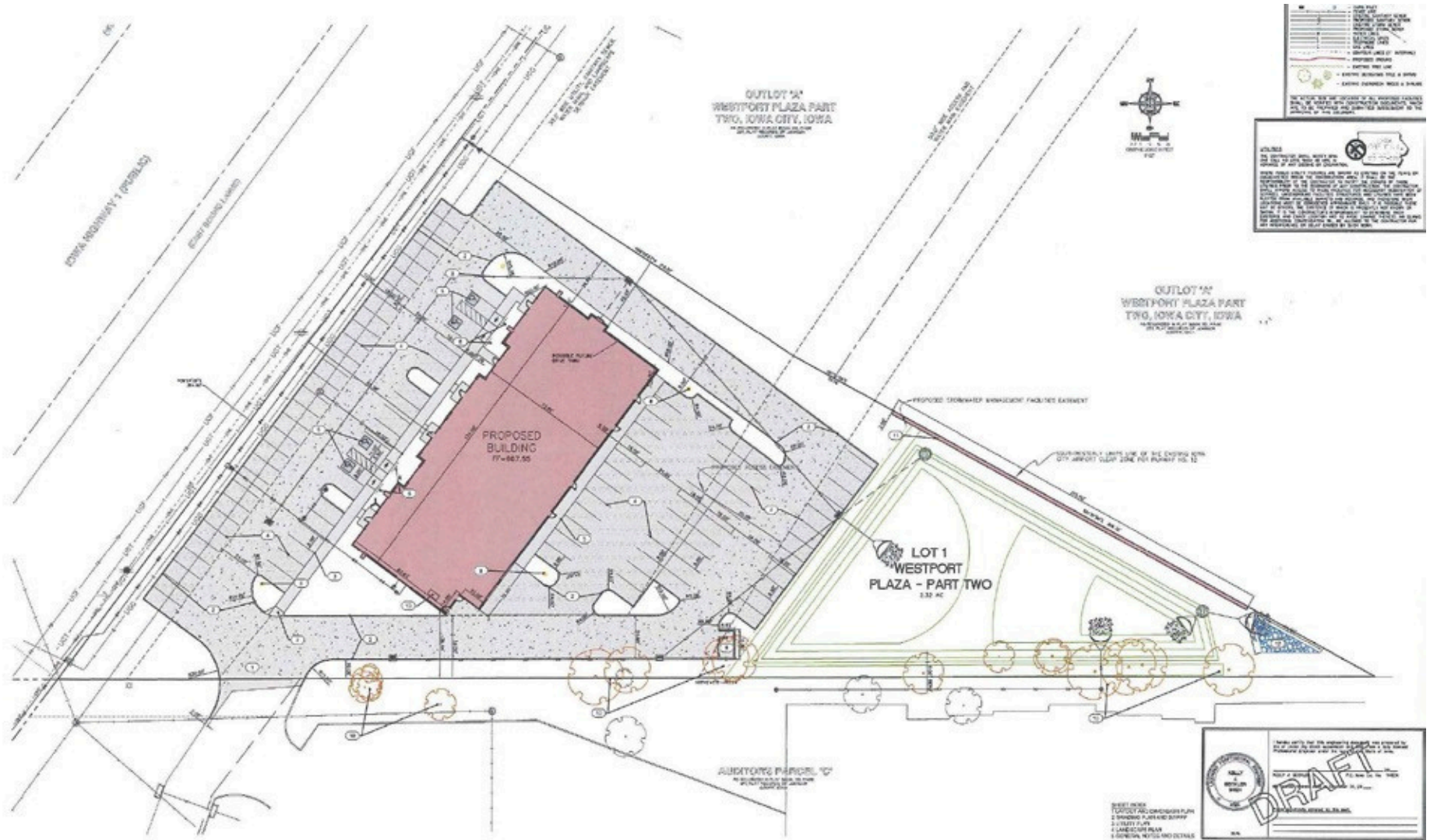
**HONDA**

**MENARDS**

**CADILLAC**  
**GMC**  
**CHEVROLET**

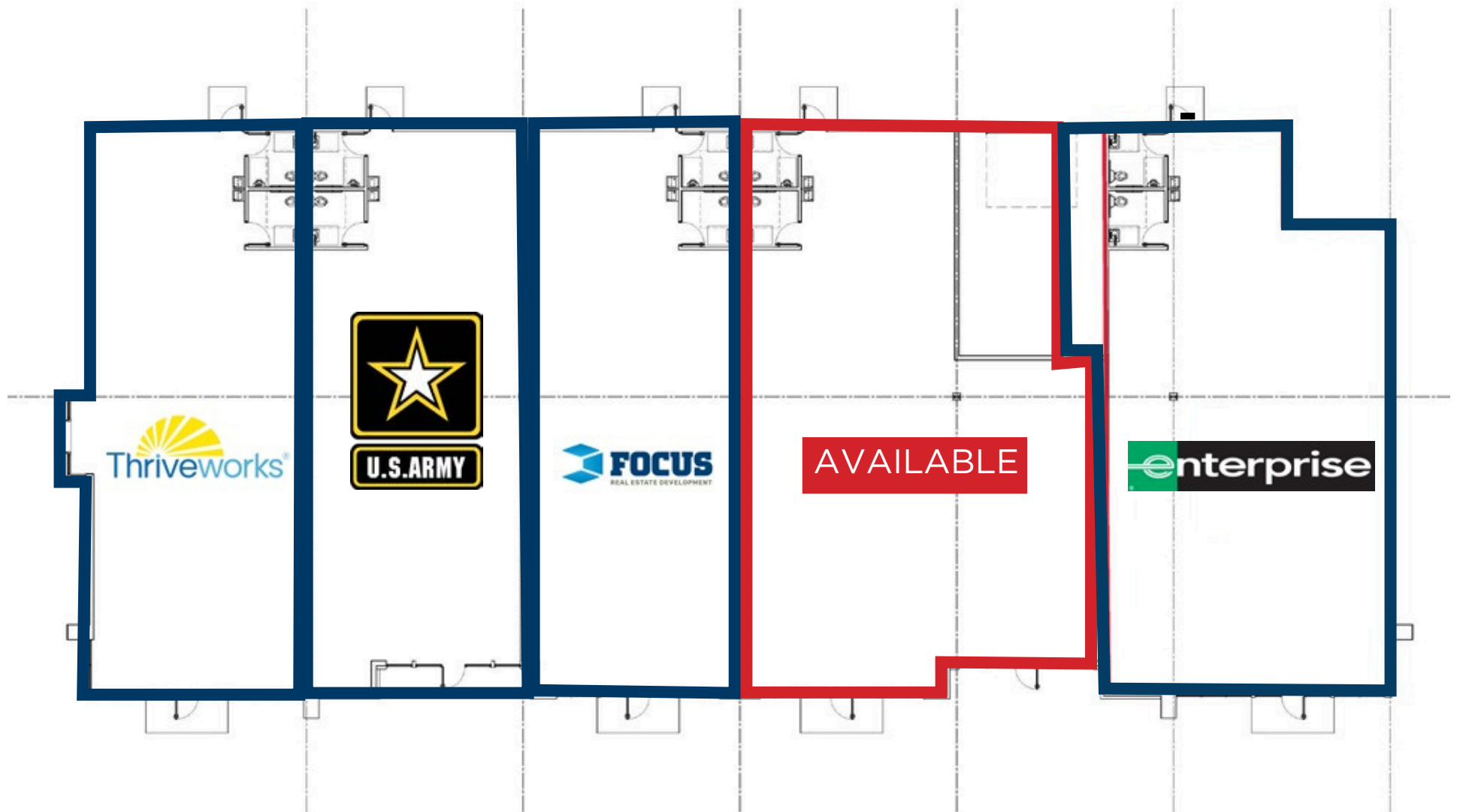
**KIA**

# SITE PLAN





# FLOOR PLAN



Floor Plan  
SCALE: 1/8" = 1'-0"





# DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	9,130	94,452	125,824
	2025 Population	10,950	70,095	105,397
	Annual Population Growth Rate	1.2%	0.9%	0.8%
	2025 Median Age	29.6	26.7	29.6
	2025 Total Households	5,258	28,669	43,688
	Annual Household Growth Rate	1.3%	1.0%	0.9%
	2025 Average Household Income	\$89,513	\$82,108	\$94,647
	Daily Traffic Count: 20,900 VPD			



# ICR IOWA OVERVIEW

Iowa City offers a unique blend of economic stability, cultural vibrancy, and educational excellence. As home to the University of Iowa, the city boasts a highly educated population, strong healthcare and research sectors, and a steady influx of students, professionals, and visitors. Its central location, low unemployment, and high quality of life make it an ideal place for investment, relocation, or launching a product. With a supportive business community and growing tech, arts, and service industries, Iowa City is a smart and future-ready market to buy into.



Iowa ranked #1 overall best state



8.9% employment growth rate in ICR Iowa



Iowa ranked #2 best cost of doing business

## Iowa City

Population	76,186
Workforce	102,700
Companies	10,000+
County	Johnson County
Educational Attainment	94%

## Top Employers of Iowa city

University of Iowa	29,700
Collins Aerospace	9,000
St. Luke's Hospital	2,979
Cedar Rapids School District	2,879
Transamerica	2,600



# CONTACTS



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