

PROPERTY HIGHLIGHTS

- Located along a heavily traveled Highway 1 and retail corridor in Iowa City with traffic counts over 22,000 ADT
- Close proximity to the University of Iowa and Avenue of the Saints
- Abundant parking and accessible via signalized intersection
- Tremendous visibility and signage opportunities
- 3,800 SF former Sleep Center space currently vacant
- Can be subdivided to as small as approximately 1,300 SF
- Co-tenants include Enterprise Rent-A-Car, Focus Development, and U.S. Army - Recruitment Office
- Adjacent to Procter & Gamble and Scooter's Coffee



3,800 SF RETAIL SPACE

FOR LEASE

1275 HIGHWAY 1 W | IOWA CITY, IA



WSG
CRE

SKOGMAN
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
Lease Rate	\$12.50 / SF NNN



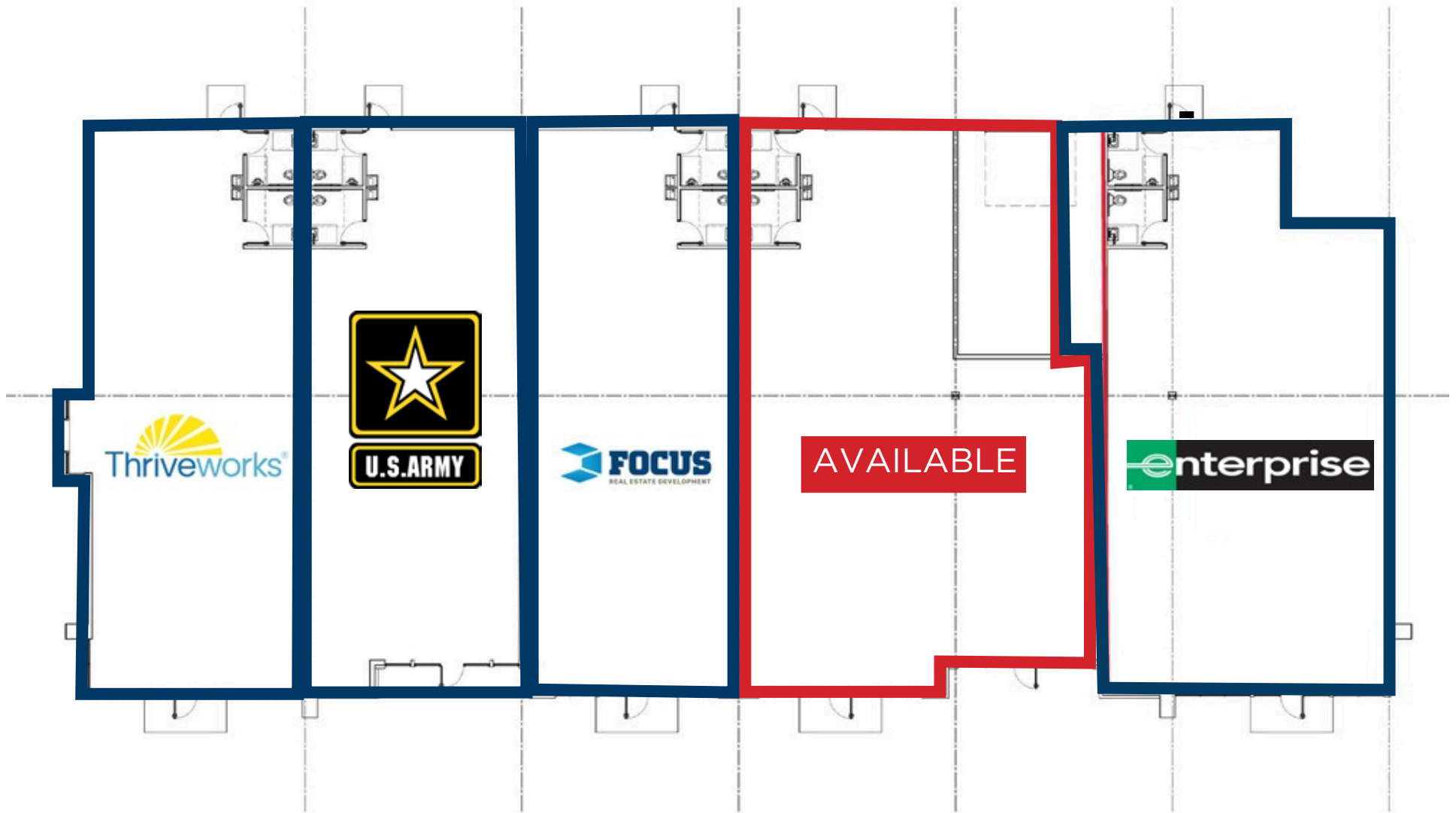


AERIAL MAP





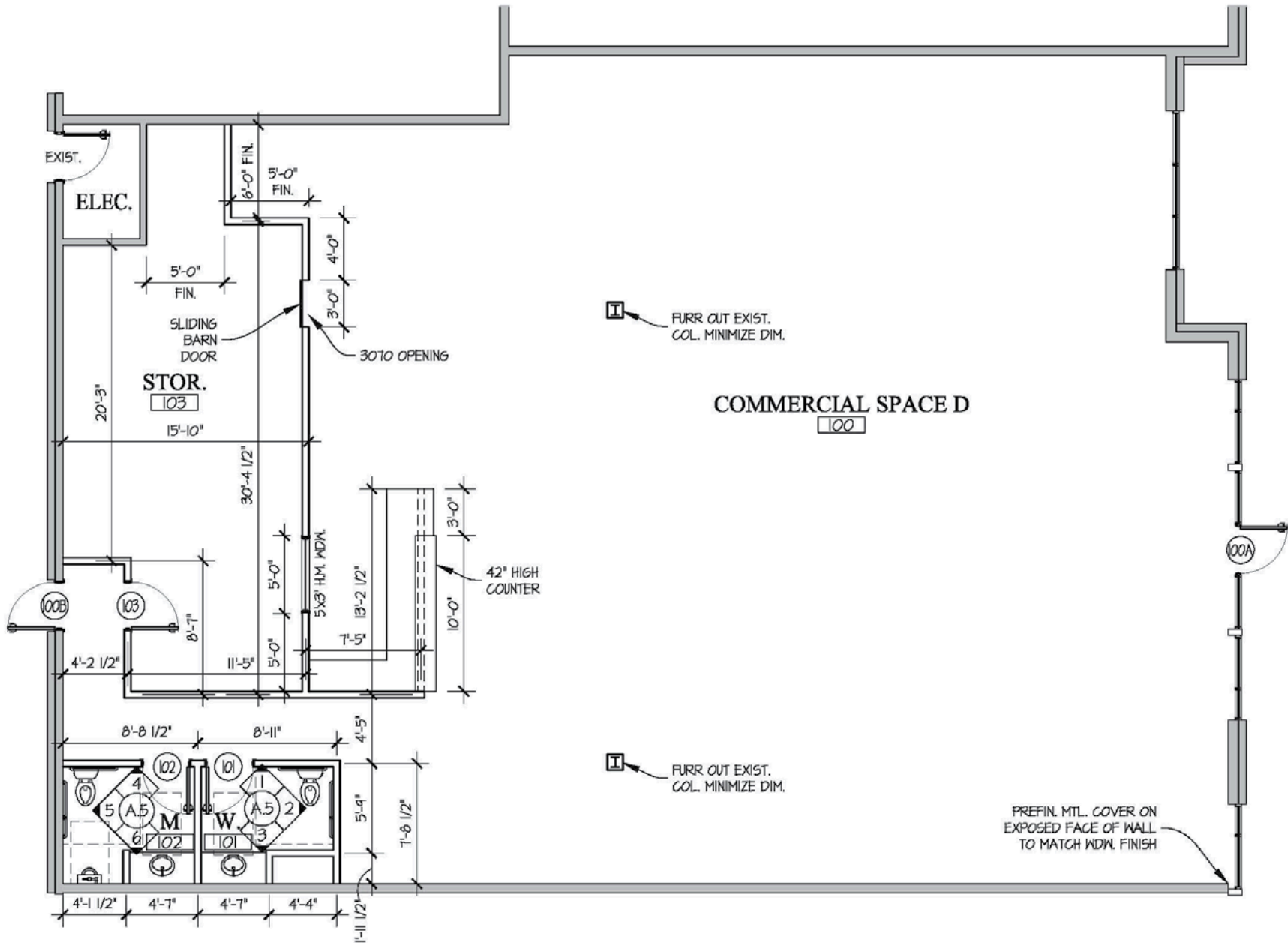
FLOOR PLAN



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



FLOOR PLAN





DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	2,160	72,698	89,017
	2025 Population	5,630	66,008	108,471
	Annual Population Growth Rate	0.82%	0.87%	0.80%
	2025 Median Age	32.7	27.2	29.8
	2025 Total Households	2,285	27,957	44,812
	Annual Household Growth Rate	1.02%	1.04%	0.91%
	2025 Average Household Income	\$98,594	\$88,453	\$97,360
	Daily Traffic Count: 20,200 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



Tiffany Earl Williams

Managing Partner/Owner Agent
Licensed Realtor in the State of Iowa
tiffanywilliams@wsgcre.com
319-675-1694



Josh Seamans, CCIM

Managing Partner/Owner Broker
Licensed Realtor in the State of Iowa
joshseamans@wsgcre.com
319-675-1694



Gabe Golberg

Vice President/Partner Agent
Licensed Realtor in the State of Iowa
gabegolberg@wsgcre.com
319-675-1694



Phil Williams

Managing Partner/Owner Agent
Licensed Realtor in the State of Iowa
philwilliams@wsgcre.com
319-675-1694