

FOR LEASE



2210 9TH ST, STE 1, CORALVILLE **\$1,500 / GROSS**

This neighborhood office space is 1,200 square feet & fully built out into four large offices, a reception area, kitchenette & bathroom. Features a dedicated parking lot as well as street parking on 9th St. Affordably priced at \$1500 per month gross, tenant also pays utilities. Conveniently located less than a quarter mile from the Coralville Strip and easy to find. Signage opportunity on building & at the street. Available after May 1, 2026. Tenant rights apply.

Total Monthly Rent: \$1,500

Zoning:
C2

Total SqFt:
1200 SQFT

Traffic Count:
Visible by 3,300 cars on 22nd Ave per day

Directions:
North on 22nd Ave from 2nd St (Hwy 6), entrance to parking lot is just before 9th St

Information deemed reliable, but not guaranteed.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

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Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

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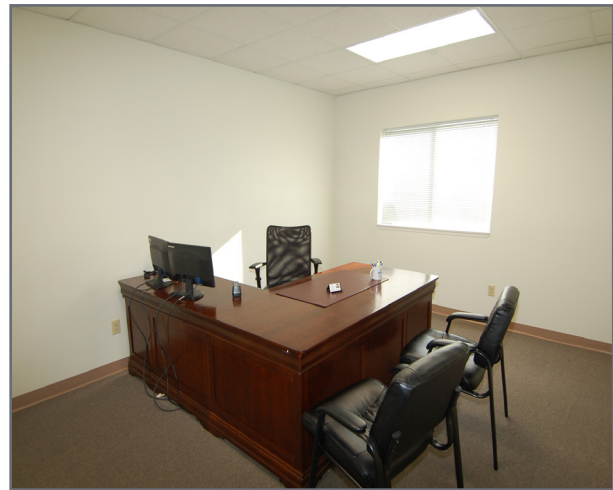
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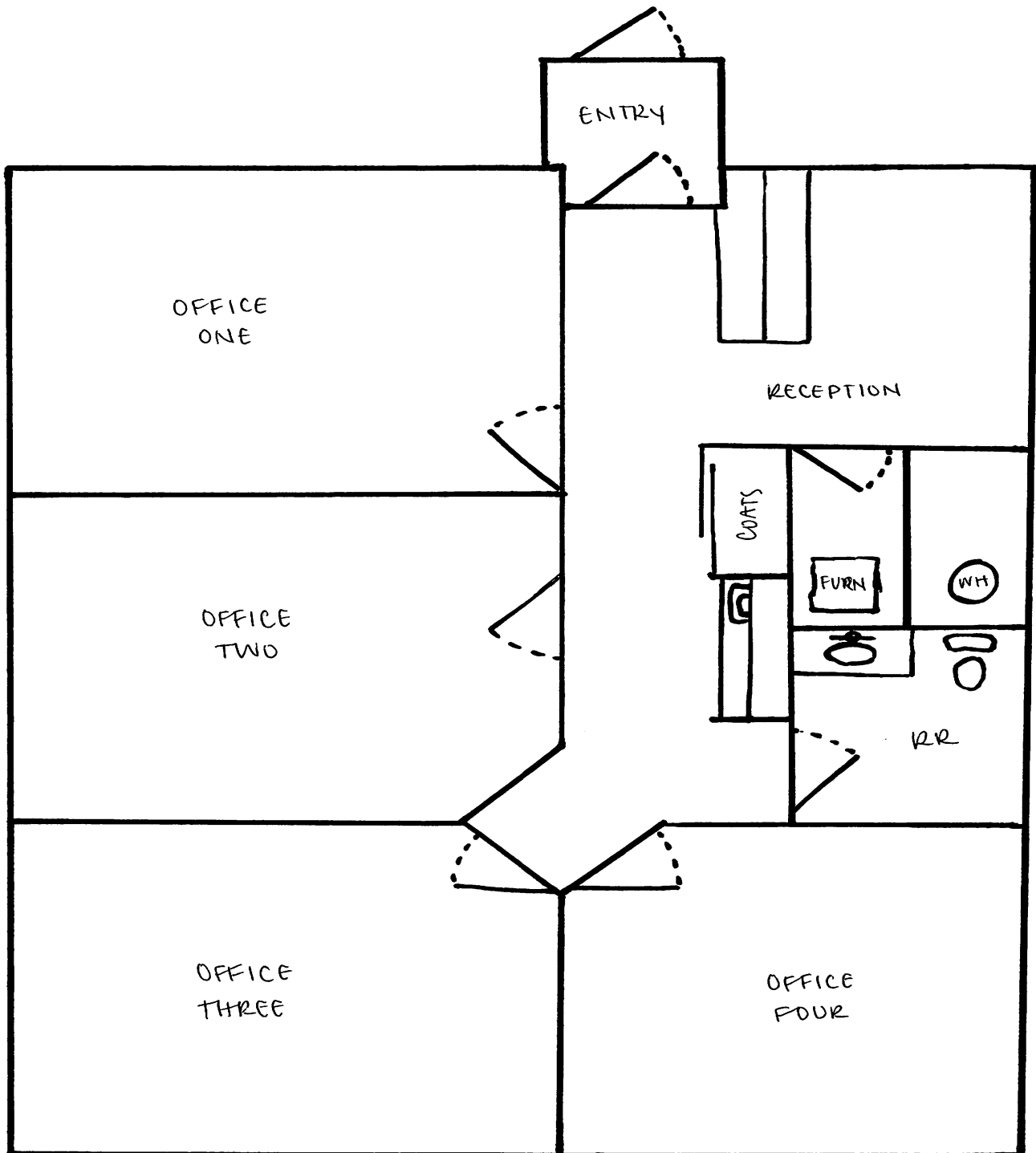
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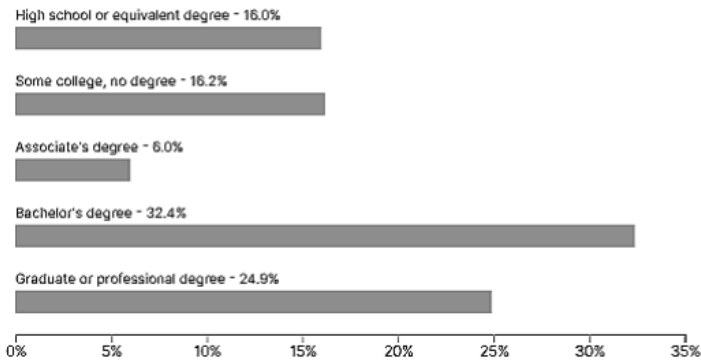
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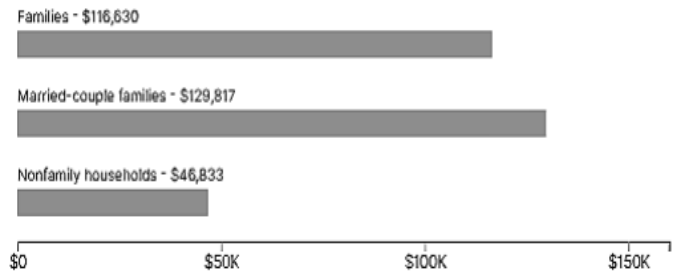
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 <p>Populations and People Total Population 22,318 <i>P1 2020 Decennial Census</i></p>	 <p>Income and Poverty Median Household Income \$66,508 <i>S1901 2023 American Community Survey 5-Year Estimates</i></p>
 <p>Education Bachelor's Degree or Higher 57.3% <i>S1501 2023 American Community Survey 5-Year Estimates</i></p>	 <p>Employment Employment Rate 68.2% <i>DP03 2023 American Community Survey 5-Year Estimates</i></p>
 <p>Housing Total Housing Units 10,408 <i>H1 2020 Decennial Census</i></p>	 <p>Health Without Health Care Coverage 4.7% <i>S2701 2023 American Community Survey 5-Year Estimates</i></p>
 <p>Families and Living Arrangements Total Households 9,777 <i>DP02 2023 American Community Survey 5-Year Estimates</i></p>	 <p>Race and Ethnicity Hispanic or Latino (of any race) 1,555 <i>P9 2020 Decennial Census</i></p>

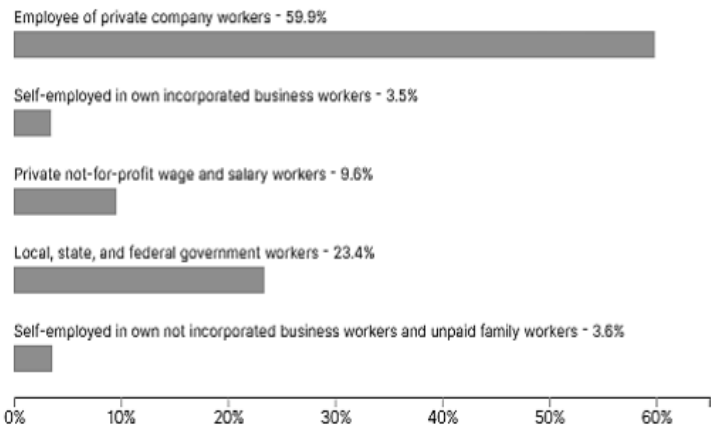
Education Attainment (Population 25 Years and Older)
 in Coralville city, Iowa



Median Income by Types of Families
 in Coralville city, Iowa

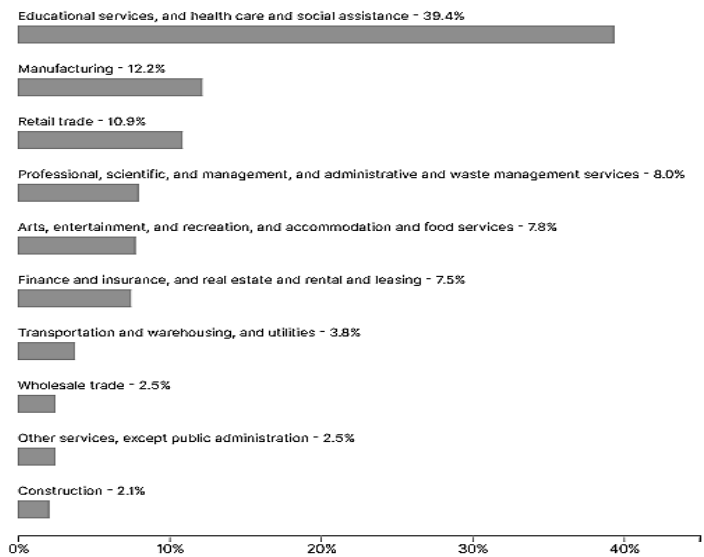


Class of Worker
 in Coralville city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and Ov...
 in Coralville city, Iowa



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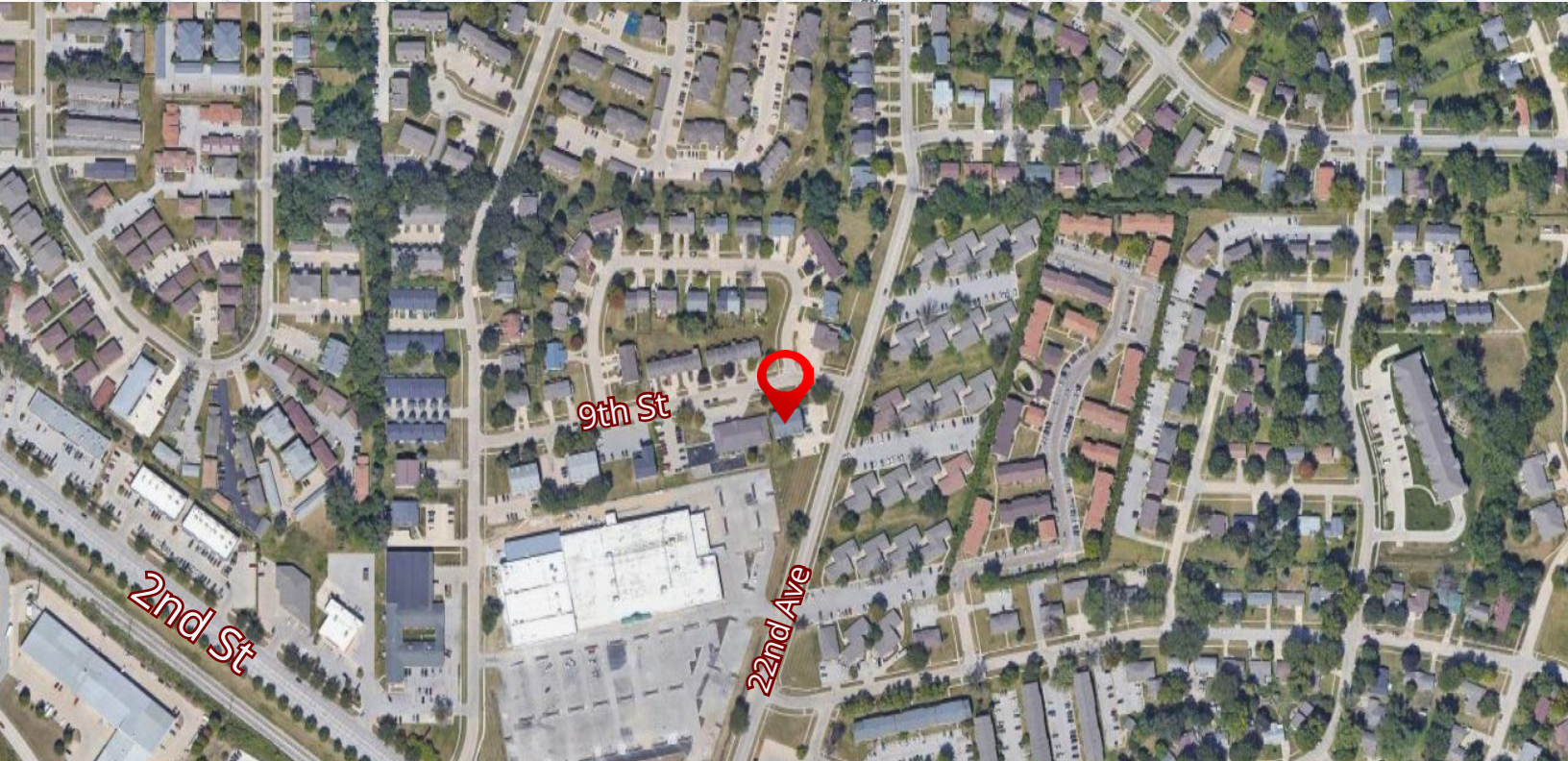
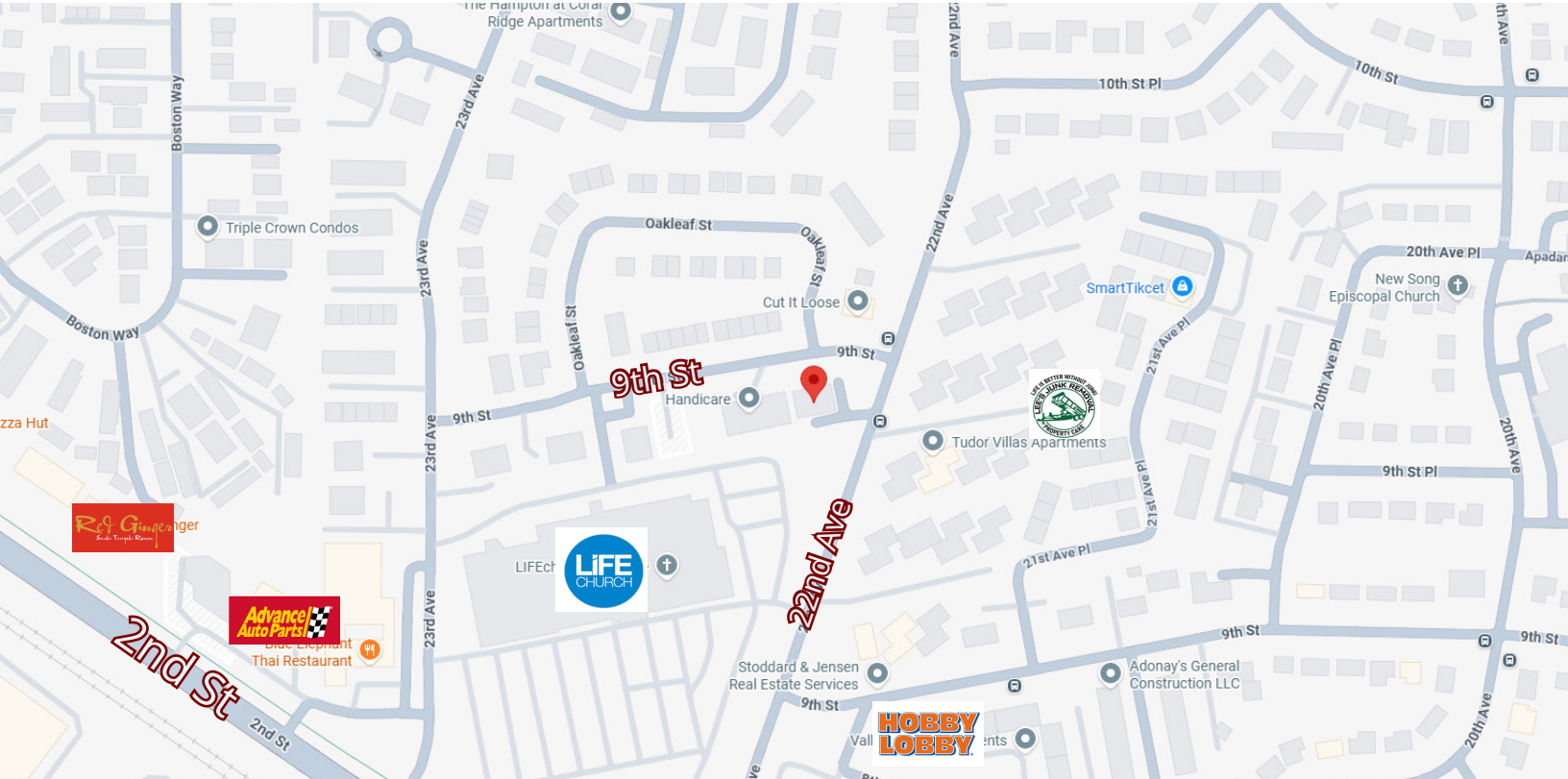
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