



RETAIL SPACE
FOR LEASE/SALE



AVAILABLE

985 Highway 6 E, Iowa City, Iowa

This is a single tenant space with potential of being sub-divided for multiple tenants. It is located at the Pepperwood Plaza in Iowa City directly off of Highway 6. This property includes walls of windows on 3 sides, dock doors, and a loading area. Tenants in the area include Taco Bell, Pizza Hut and Stuff Etc. and Sherwin Williams. Lot adjacent to property is also available.



REALTOR®

For more information on this property contact one of our listing agents:

Craig Byers, REALTOR

319-294-3339

Jason Rogers, BROKER ASSOCIATE

319-361-3958

1950 Boyson Road
Hiawatha, Iowa 52233
319-294-3339

Q4realestate.com



REAL ESTATE
An Ahmann Company



LOCATION MAP



DETAILS

985 Highway 6 E, Iowa City, Iowa

KEY FACTS

12,904

Population

28.8

Median Age



Average Household Size

\$44,450

Median Household Income

BUSINESS



571

Total Businesses



7,239

Total Employees

INCOME



\$44,450



\$25,339



\$31,970

DETAILS

Square Footage: 12,896 SF

Sale Price: \$1,100,000

Lease Rate: \$11.00 PSF NNN

Est. Pass Through: \$3.93 PSF

Zoning: Comm

Year Built: 1995

Tenant Improvement allowance: \$10

LOCATION

Located just off to Highway 6 by Taco Bell

TRAFFIC COUNT

Traffic counts exceed 23,000 vehicles daily

SURROUNDING BUSINESS

Taco Bell, Pizza Hut, Stuff Etc., Sherwin-Williams Paint Store, Crowded Closet, Extreme Air Park, Iowa City Post Office, Slumberland