



For Lease

Iowa River Landing
211 E 9th Street #135
Coralville, Iowa 52241

Turn-Key Restaurant Space for Lease

Availability: 4,100 RSF

Rate: \$21.00/RSF NNN

Est. OPEX: available upon request

Timing: available immediately

- Turn-key restaurant space offering high-end finishes, attractive dining room, quality kitchen, outdoor seating, mezzanine and a private party room/speakeasy
- Opportunity sits within a mixed-use building with commercial on the street level and market rate apartments above
- Located right off I-80 at Exit 242 (1st Avenue) in Iowa River Landing
- Iowa River Landing is a 180-acre mixed-use, walkable development consisting of 330,000 sf of retail, office, residential and entertainment space
- Major tenants in Iowa River Landing include: The University of Iowa Health Care's medical clinic, Hyatt Regency Coralville Hotel & Conference Center, Homewood Suites, Drury Inn, Von Maur, Xstream Arena, GreenState Family Fieldhouse and many other retail, dining, and entertainment offerings

Aaron Hyde

Vice President

Jones Lang LaSalle Brokerage, Inc.

+1 515 953 8834

aaron.hyde@am.jll.com

Meredith Young

Vice President

Jones Lang LaSalle Brokerage, Inc.

+1 515 419 2963

meredith.young@am.jll.com



The Development

Iowa River Landing is a **180-acre mixed-use development** situated off **I-80** in Coralville, Iowa. This development is home to numerous retail boutiques, restaurants, entertainment venues, office users and more.

Businesses in Iowa River Landing include The University of Iowa Health Care's medical clinic, Hyatt Regency Coralville Hotel & Conference Center, Homewood Suites, Drury Inn, Xstream Arena, GreenState Family Fieldhouse, Lululemon, Anthropologie, Evereve, J. Jill, Trader Joe's, Von Maur, Ethan Allen, and many more retailers, multiple eateries, and hospitality.



Xstream Arena is home to the newly formed Iowa Heartlanders, an ECHL Hockey Team. The venue hosts a variety of additional sporting events, family entertainment and concerts. The arena holds up to 5,200 seats for sporting events and 6,200 seats for concerts. **GreenState Family Fieldhouse** is home to the All Iowa Attack East AAU basketball league.





Photos



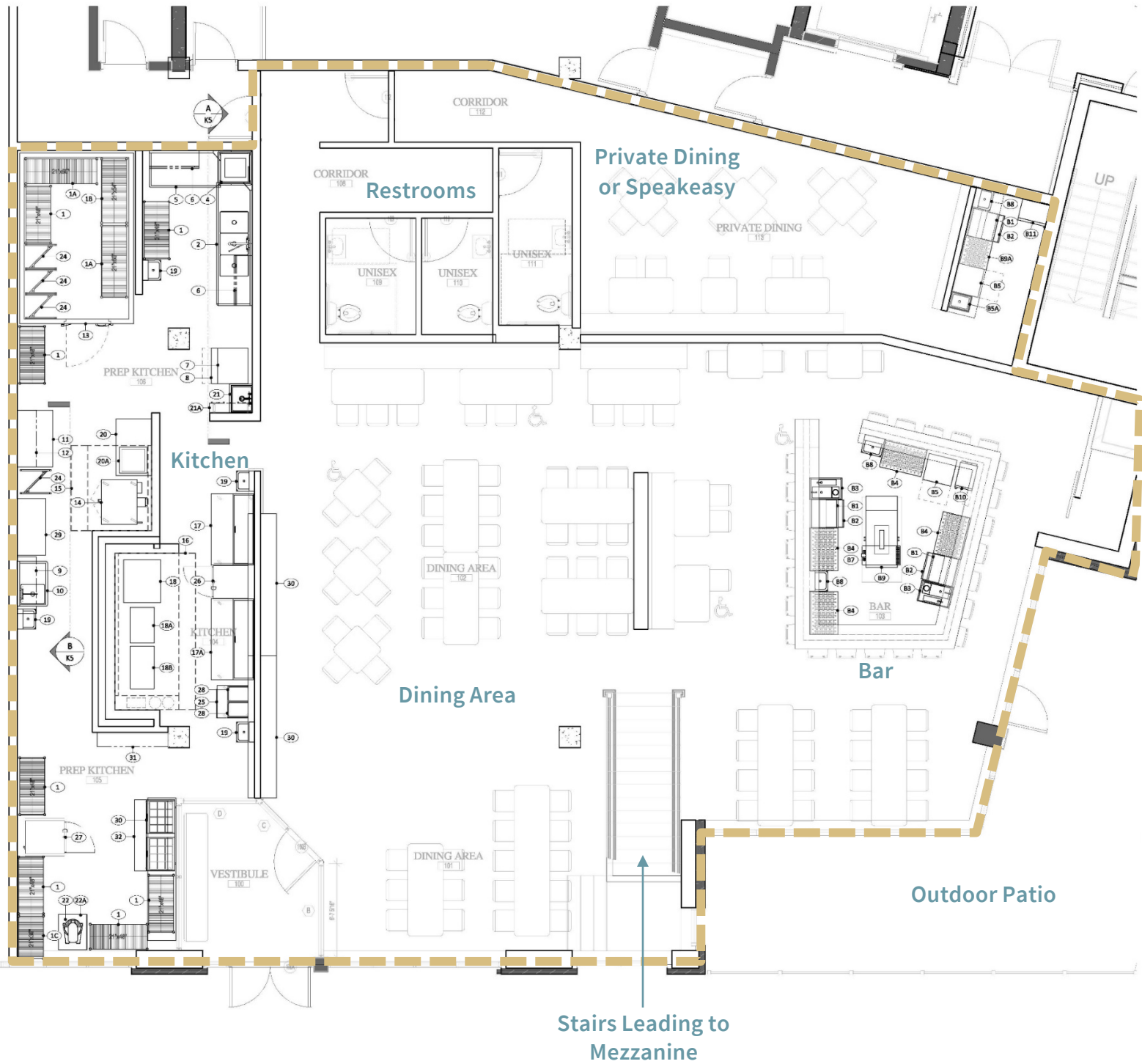
Private Dining or Speakeasy

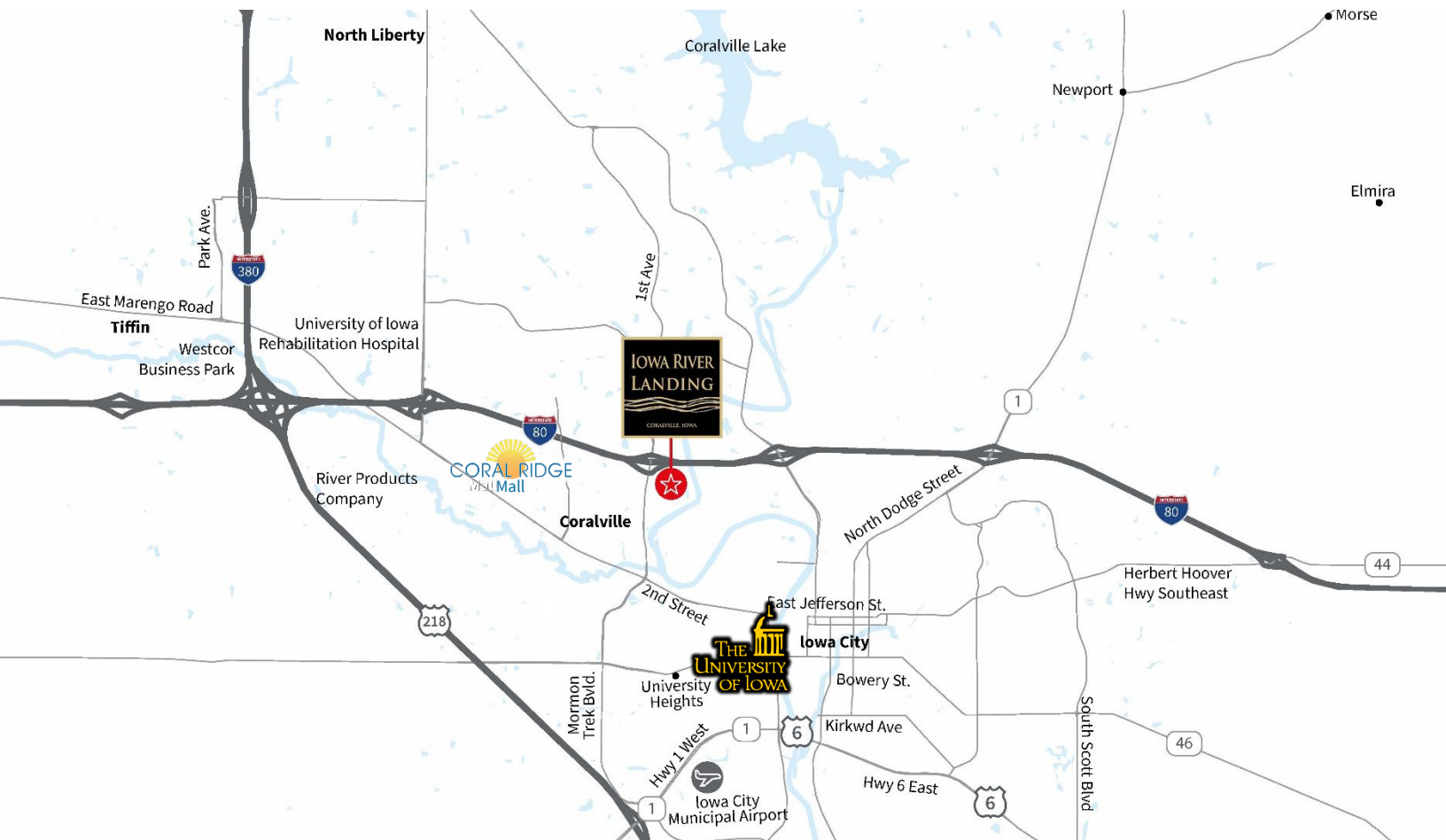


Outdoor Patio



Floorplan





Demographics

	15 Miles	25 Miles	35 Miles
Population	164,817	366,224	503,996
Households	66,105	149,778	204,175
Average HH Income	\$105,196	\$93,267	\$93,826

Traffic Counts

I-80	70,000 VPD
1st Avenue	22,800 VPD

Additional Stats about Iowa River Landing

1,000+ residents live within Iowa River Landing

There are **700+ hotel rooms**

IRL attracts **3.8 million annual visits**

University of Iowa Health Care clinic sees over 1,700 daily visits from all 99 counties in Iowa

IOWA RIVER LANDING

CORALVILLE, IOWA



Aaron Hyde
Vice President
Jones Lang LaSalle Brokerage, Inc.
+1 515 953 8834
aaron.hyde@am.jll.com

Meredith Young
Vice President
Jones Lang LaSalle Brokerage, Inc.
+1 515 419 2963
meredith.young@am.jll.com

801 Grand Avenue, Suite 330 | Des Moines, Iowa 50309 | jll.com/des-moines

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.