

## James St Coral Shoppes, Bldg 5

James St Coral Shoppes, Bldg 5 | Coralville, IA | US | Johnson County  
Available SF: 2,016 | Lease Terms: Triple Net



**GREATER IOWA CITY, INC.**



Building Type:	Retail, Office
Available SF:	2,016
Total SF:	2,016
Number of Stories:	1
Expandable:	No
Zoning:	Commercial, Planned Business Park
Year Built:	2023
Former Use:	New Construction
Can Subdivide:	Yes
Within City Limits:	Yes
Lease Terms:	Triple Net
Lease Rate Note:	Contact listing agent for lease rate
Last Updated:	Jul 14, 2025

## Property and Area Description

build-to-suit single tenant retail building with drive-thru at Coral Galleria. 2,016 SF available. Co-tenants at Coral Galleria include Sleep Number, Lovesac, The Good Feet Store, Nothing Bundt Cakes, Pearle Vision, Five Guys, Taco John's, Midwest Dental, Chapter Aesthetic Studio, and more. Across from Coral Ridge Mall on the Coralville Strip with easy access to I-80/380 and a brief drive to the University of Iowa campus. Landlord to provide a \$20/SF TI allowance. Contact listing agent for lease rate.

## Population



**151,043**  
10 Mile Radius

**244,221**  
20 Mile Radius

**450,142**  
30 Mile Radius

Source: ESRI®, 2024

## Households



**61,007**  
10 Mile Radius

**98,238**  
20 Mile Radius

**184,135**  
30 Mile Radius

Source: ESRI®, 2024

## Economic Development Contact

**Nancy Bird**  
Greater Iowa City, Inc.  
136 S. Dubuque Street  
Iowa City, IA 52240  
| nancy@greateriowacity.com

## Realtor/Owner Contact

**Angie Glick**  
GLD Commercial  
319 731 3400 | angie@gldcommercial.com

## Transportation

**Nearest Highway:** Hwy 6 (0 mi.)  
**Nearest Interstate:** I-380 (.7 mi.)  
**Nearest Airport:** Eastern Iowa Airport (18 mi.)  
**Nearest Commercial Airport:** Eastern Iowa Airport (18 mi.)  
**Distance to Mass Transit:** .2  
**Rail Served:** No  
**Rail Served By:** Unknown  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** Unknown

## Utilities

**Water:** City of Coralville  
**Sewer:** City of Coralville

Nancy Bird | President, CEO | Greater Iowa City, Inc.  
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