

For Sale | Dubuque, Iowa

Commercial Lot/Development Site

**LOT SIZE:**

207,563 SF

ACERAGE:

4.77 +/- (may be divided)

ACCESS:

JFK & 32nd Street

MAJOR NEARBY ROADWAYS:

Northwest Arterial, Asbury Road, Central Avenue

ZONING:

C-3 - General Commercial

UTILITIES:

Public—at street

ADDRESS:

John F. Kennedy Road @ NW Arterial, Dubuque, Iowa

LOCATION:

At the NE Corner of JFK & NW Arterial and bordered by 32nd Street. Adjacent to Kwik Stop, Steve's Ace & paved bike trail near the entrance to the Arboretum. The area is in the path of growth to include several large housing projects including single family, independent living senior housing and a 390-unit apartment development.

SUMMARY:

A 4.77 acre MoL development site within the City of Dubuque. The lot is ideally positioned in a neighborhood experiencing tremendous residential growth along one of Dubuque's primary connectors, the NW Arterial. The site enjoys prime visibility from NW Arterial and offers multiple access sites from John F Kennedy Road & 32nd Street. The General Commercial zoning allows for many potential uses.

**Equity Real Estate Group**

1055 UNIVERSITY AVENUE
DUBUQUE, IOWA 52001

WWW.EQUITYDBQ.COM

Steve Davis, CCIM

Broker/Owner

563.542.3519
steve@EquityDBQ.com
Licensed in Iowa

Overview

Prime development lot located along the NW Arterial. The 4.77 acre site is well-positioned in the path of growth on Dubuque's west/northwest side of town. The sloping lot offers excellent visibility from NW Arterial and it's signalized intersection with John F Kennedy Road.

PROPERTY HIGHLIGHTS

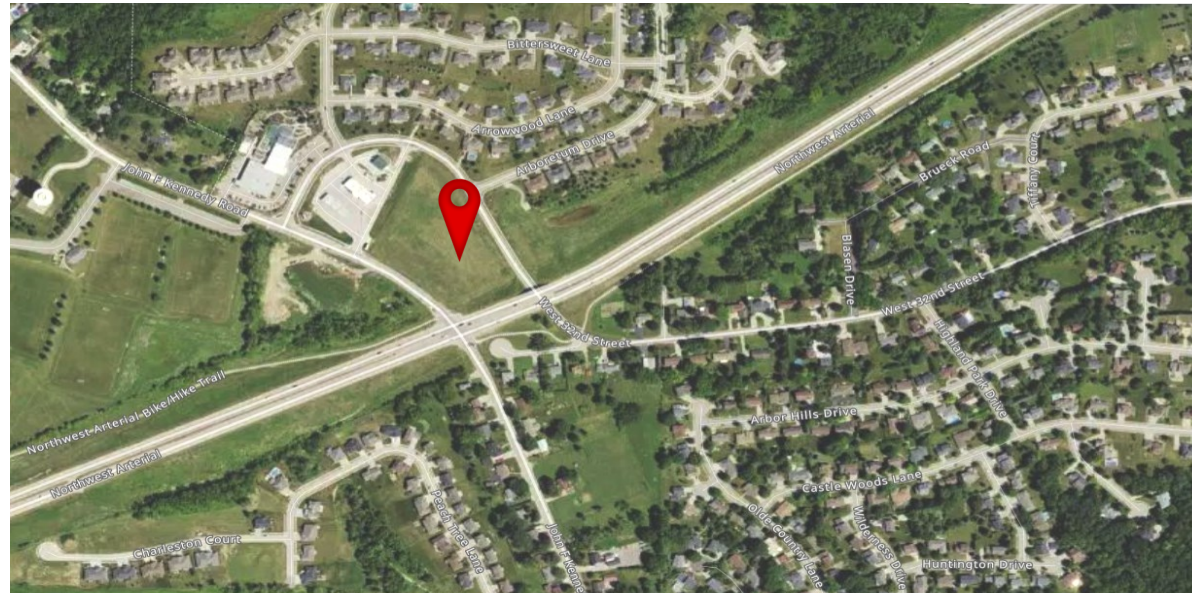
- Great visibility and access
- Increasing Daily Traffic Counts 14,000 (NW Arterial) and 8,500 (JFK) in the path of growth
- Multiple Ingress/Egress Points
- Public Utilities Available at the Street
- May Be Divided

PROPERTY SUMMARY

- Asking Price: \$6/SF
- Shared Access from JFK
- Multiple Access Points at 32nd Street
- Sloping Lot Allowing for multi-level improvement
- Lot Size: 4.77 Acres (+/-)
- Total SF: 207,563 SF

LOCATION HIGHLIGHTS

- Highly Active Crossroads Locale
- Heavy Traffic Counts
- Great Access and Flow
- Highly-Desired Demographic
- Path of Significant Growth



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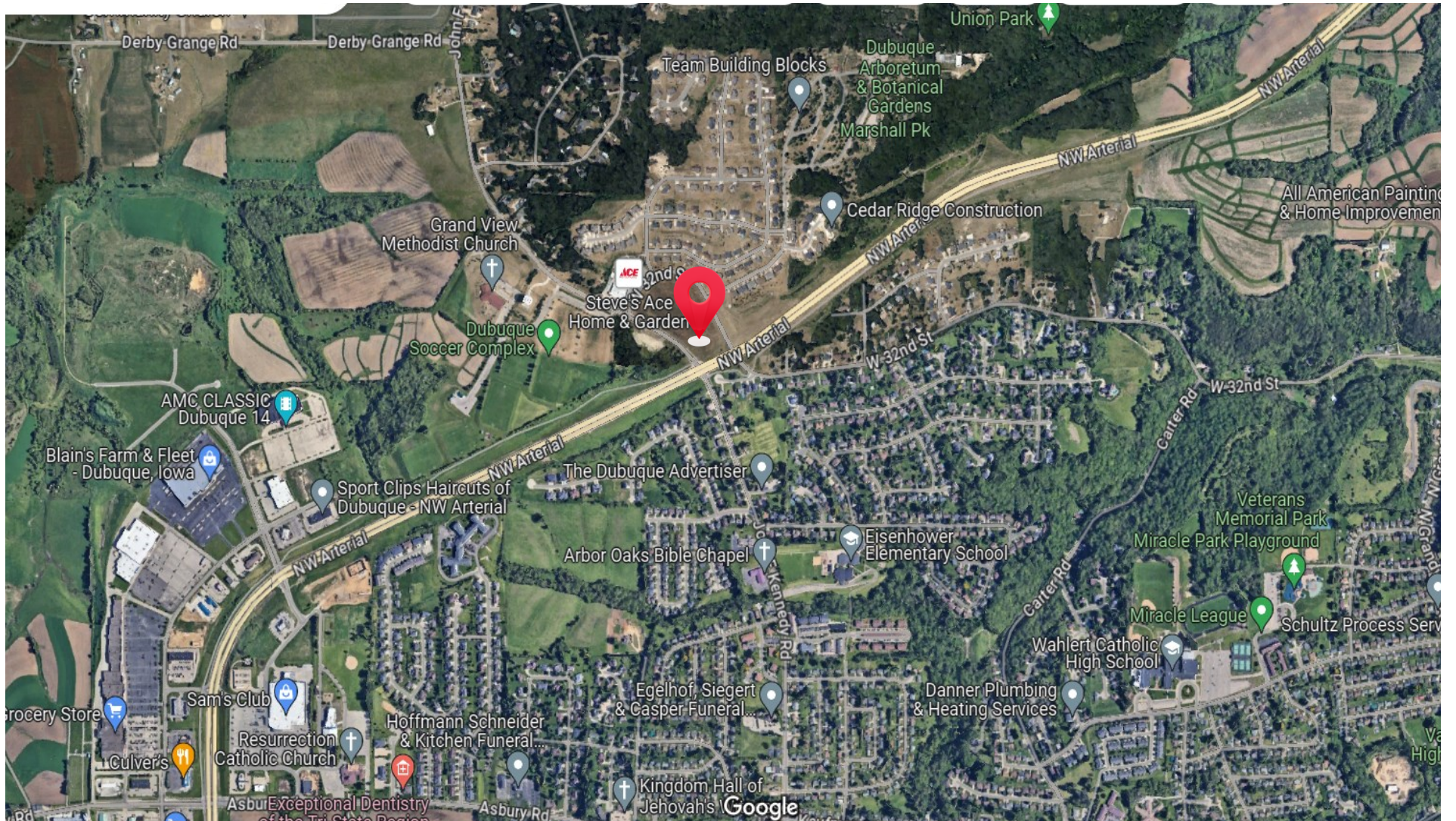
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Aerial Map



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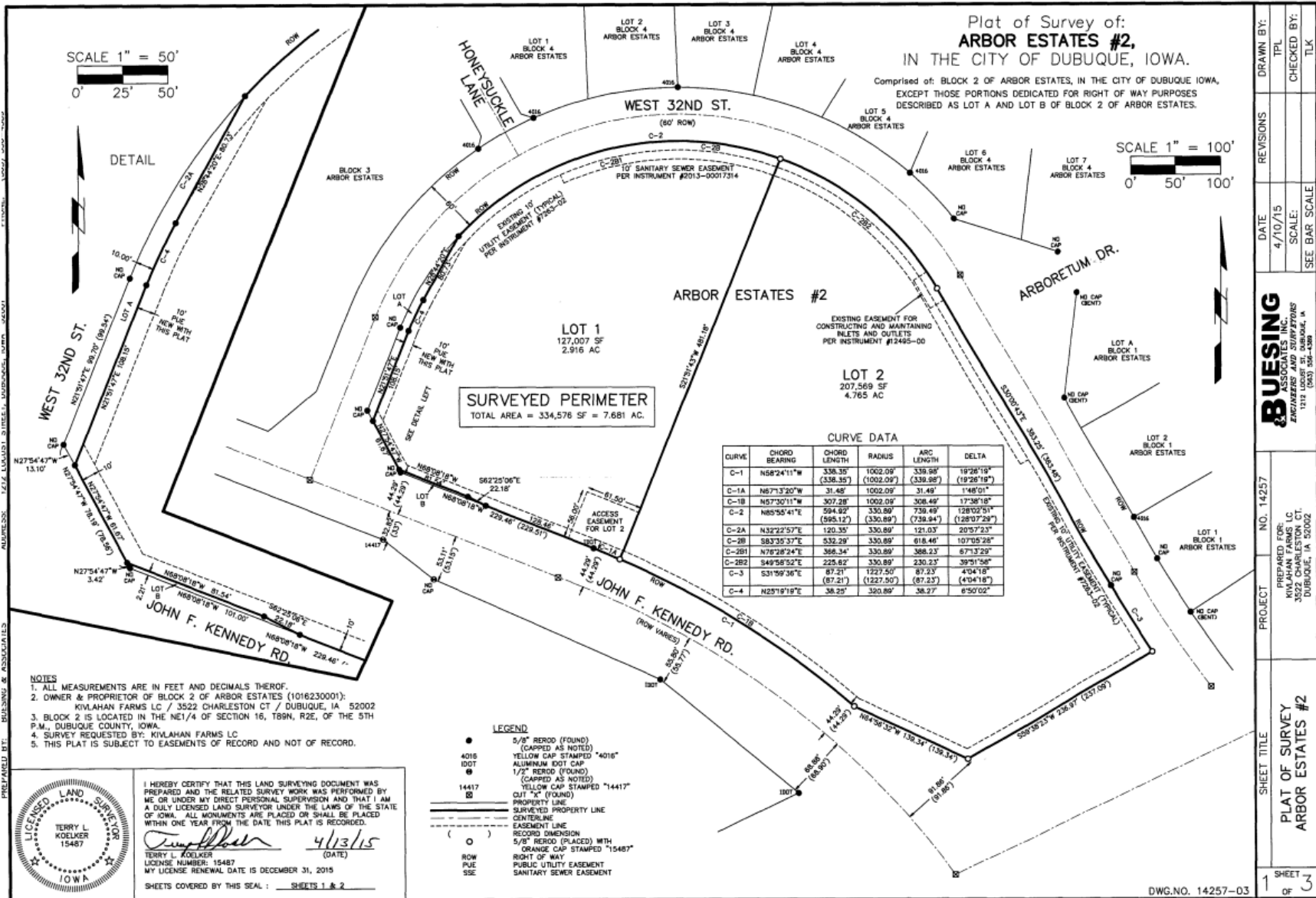
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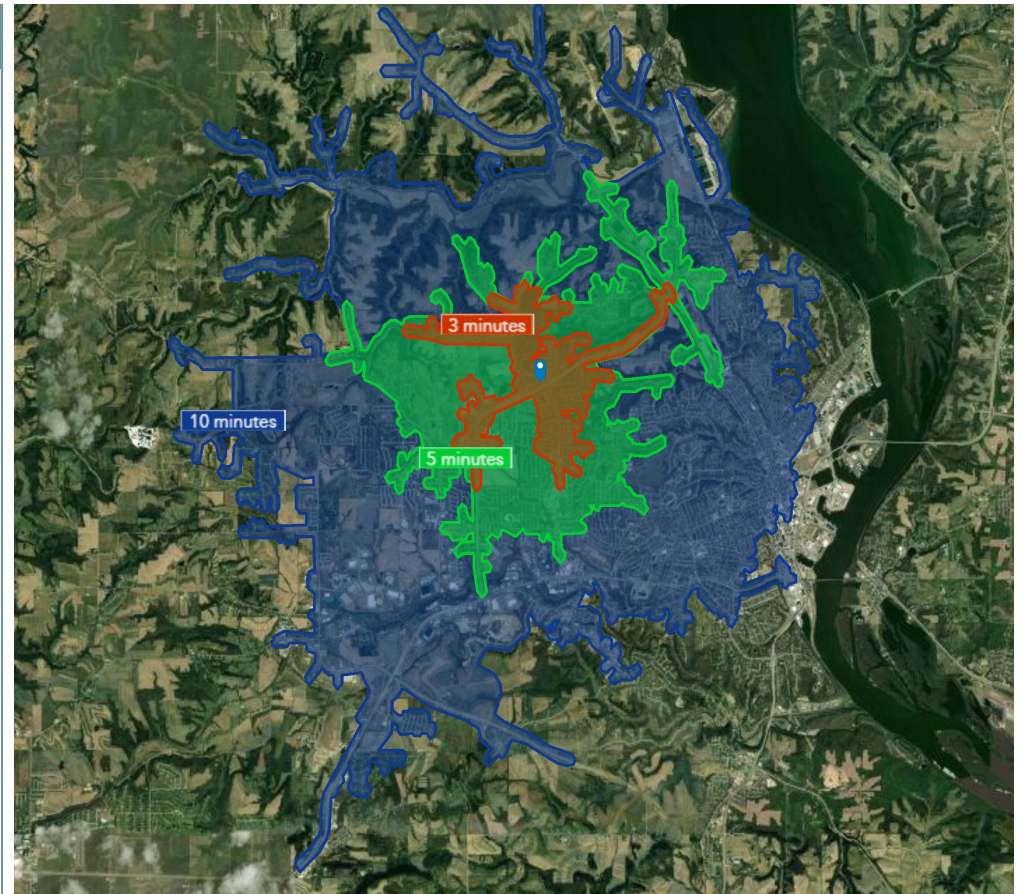
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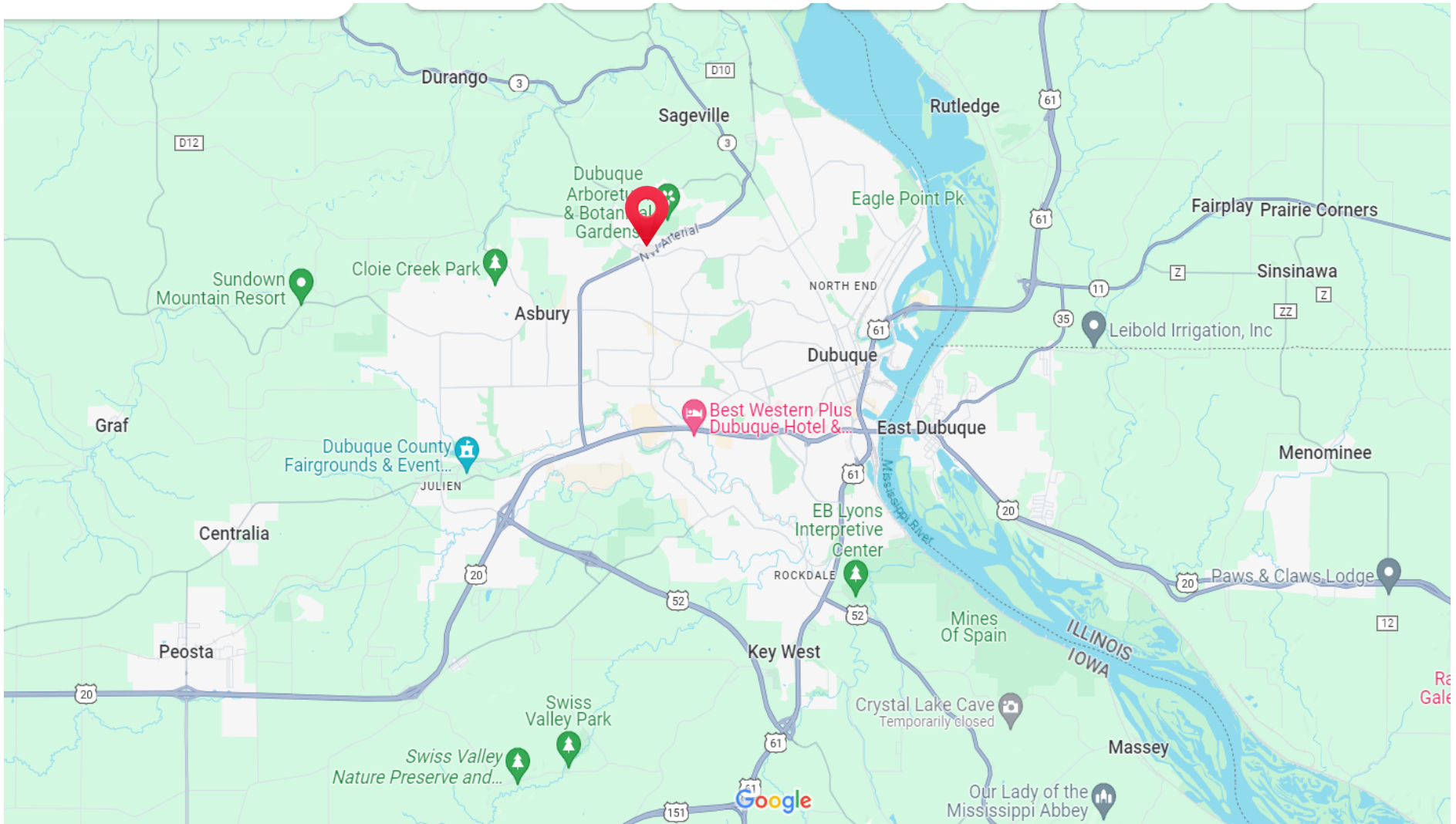


Demographics

Income, Households & Population			
	3 Minutes	5 Minutes	10 Minutes
Income & Households			
2022 Median Household Income	\$86,529	\$66,397	\$59,156
2022 Wealth Index	139	93	75
2022 Household Units	1,207	6,457	25,711
Owner Occupied	916	4,567	25,711
Renter Occupied	231	1,523	7,343
Population			
2022 Population	2,862	14,424	57,814
2022 Male Population	48.7%	47.8%	48.9%
2022 Female Population	51.3%	52.2%	51.1%
2022 Median Age	44.7	44.4	39.1



STREET MAP



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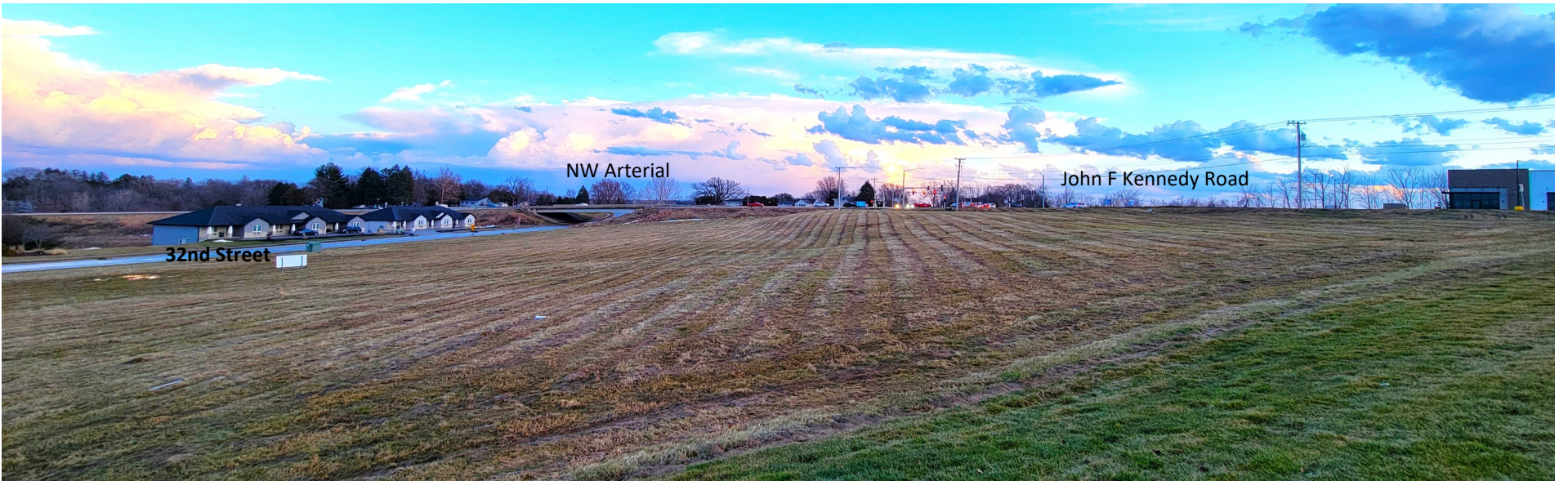
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Photos (March 2024)



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