

Retail Space for Lease New Development

Bettendorf, Iowa

**BUILDING SIZE:**

13,300 SF

AVAILABLE SQ FT:

1,456 -5,600

YEAR BUILT:

2024 Completion

ZONING:

C-2 - Community Commercial District

Uses:

Retail

Restaurant

Office

Medical Office

ADDRESS:

2570 Middle Road, Bettendorf, Iowa

LOCATION:

Along one of Bettendorf's most prominent retail corridors, the Middle Road location is situated just east of hard corner at Spruce Hills Drive. In proximity to Palmer Hills Golf Course, Middle Park and the new 62-unit independent senior housing cooperative. A distance of 1.1 miles east of the I74/Middle Road interchange.

SUMMARY:

A unique opportunity for first generation commercial space that is ideally located in the heart of Bettendorf's commercial corridor. The beautifully-designed building features a 1680 sq ft drive-through endcap with ample room for stacking vehicles and a large front patio.

**Equity Real Estate Group**

3415 STONEMAN ROAD; UNIT 5
DUBUQUE, IOWA 52002

WWW.EQUITYDBQ.COM

Steve Davis, CCIM

Founder/Managing Broker

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Licensed in Iowa

OVERVIEW

Modern new construction located adjacent to the new 62-unit independent living senior community and Palmer Hills Golf Course. This location is situated in the heart of Bettendorf's commercial corridor with great visibility and access to Middle Road. Units may vary in size from 1456 sq ft to 2460 sq ft. Units 1, 2 & 3 remain available. .

PROPERTY HIGHLIGHTS

- Great visibility off Middle Road
- Daily Traffic Counts 21,100 +
- Well-established population area
- 70+ Parking Spaces
- Negotiable TI Allowances

PROPERTY SUMMARY

- Asking Price: \$22/sq ft/YR inline; \$24/sq ft/YR endcap
- Pass Through Expenses (est.): \$6.50/SF/YR
- Shell Delivery
- Year Built: 2024 (new construction)
- Lot Size: 1.42 Acres
- Total SF: 61,855 SF

LOCATION HIGHLIGHTS

- Established Commercial District
- Heavy Traffic Counts
- Great Access and Flow
- Preferred Demographics within 5 minute drive of the neighborhood retail center



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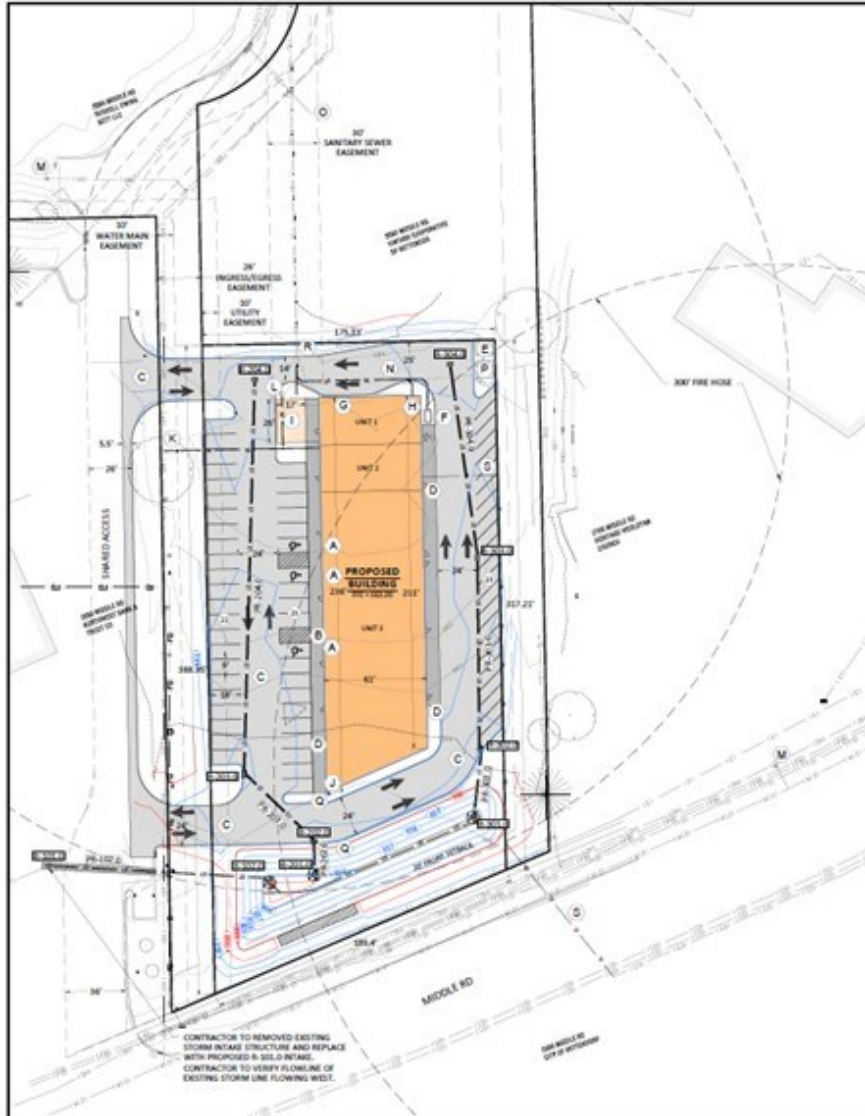
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AERIAL MAP



Site Plan



LOT INFORMATION

LOT SIZE
61,870 SF (1.42 ACRES)

CURRENT ZONING
C-2 COMMERCIAL COMMERCIAL DISTRICT

ZONING REQUIREMENTS

| | |
|----------------------|-----|
| FRONT SETBACK | 20' |
| SIDE SETBACK | 0' |
| SIDE SETBACK, STREET | 20' |
| REAR SETBACK | 0' |

PARKING REQUIREMENTS

UNIT 1

| | |
|------------------|---------------------------------------|
| RESTAURANT | 1,000 SF |
| PARKING REQUIRED | 1 SPACE / 30 SF CUSTOMER SERVICE AREA |
| | 29 SPACES |

UNIT 2

| | |
|------------------|------------------|
| VET CLINIC | 1,600 SF |
| PARKING REQUIRED | 1 SPACE / 300 SF |
| | 4 SPACES |

UNIT 3

| | |
|------------------|------------------|
| GENERAL OFFICE | 9,439 SF |
| PARKING REQUIRED | 1 SPACE / 230 SF |
| | 38 SPACES |

TOTAL PARKING REQUIRED
76 SPACES

TOTAL PARKING PROVIDED
66 SPACES

GENERAL NOTES

- CONNECT DOWNSPOUTS TO ADJACENT STORM SEWER WITH 4" HOSE. SEE ARCHITECTURAL PLANS FOR LOCATION.
- PVC WATER SERVICE TO HAVE TRACER WIRE IN ACCORDANCE WITH IOWA AND BETTENDORF WATER DEPARTMENT REQUIREMENTS.

SITE & UTILITY PLAN KEYNOTES

- (A) PROPOSED ADA PARKING SIGN.
- (B) PROPOSED ADA CURB RAMP WITH DETECTABLE WARNING SURFACE. REFER TO SUGAS DETAIL 7030.207.
- (C) PROPOSED PCC HEAVY DUTY PAVEMENT. SEE DETAIL #1, SHEET C-400.
- (D) PROPOSED PCC INTEGRAL SORFWALK. SEE DETAIL #2, SHEET C-400.
- (E) PROPOSED DUMPSTER ENCLOSURE. SEE DETAIL #1, SHEET C-900.
- (F) PROPOSED GARAGE RECESSED FLOOR. SEE MECHANICAL PLAN FOR CONTINUATION.
- (G) PROPOSED DRIVE THRU WINDOW.
- (H) PROPOSED ORDER BOARD.
- (I) PROPOSED OUTDOOR PATIO SEATING.
- (J) PROPOSED FDC LOCATION.
- (K) PROPOSED 104 LF OF 4" PVS SCHEDULE 40 OR CLASS 200 POLYETHYLENE WATER SERVICE TO BUILDING. CONTRACTOR TO PROVIDE CURB STOP 4' FROM FACE OF BUILDING AND SPOT FOR FIRE AND DOMESTIC. CONNECT TO EXISTING WATER MAIN PER IOWA AMERICAN WATER AND CITY OF BETTENDORF REQUIREMENTS. SEE PLUMBING PLANS FOR CONTINUATION.
- (L) INSTALL FIRE HYDRANT ASSEMBLY.
- (M) EXISTING FIRE HYDRANT ASSEMBLY.
- (N) PROPOSED 4" SANITARY SEWER SERVICE (SDR 23.5, F-3 BEDDING). CONNECT TO EXISTING STUB. CONTRACTOR TO LOCATE AND VERIFY LOCATION. SEE MECHANICAL PLAN SHEET P-201 FOR CONTINUATION.
- (O) CONNECT STORM SEWER TO EXISTING STORM STUB. CONTRACTOR TO LOCATE AND VERIFY LOCATION.
- (P) PROPOSED ELECTRIC TRANSFORMER. SEE ELECTRICAL PLAN SHEET ES-01 FOR CONTINUATION.
- (Q) PROPOSED "BEGIN ONE WAY" SIGN.
- (R) PROPOSED "DO NOT ENTER" SIGN.
- (S) 3/4" LF GAS SERVICE SEE MECHANICAL PLANS FOR CONTINUATION. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY ON FINAL SERVICE LOCATION AND CONNECTION.

| STRUCTURE ID | TYPE | RIM / FG | INFLOW PIPE IZ | OUTFLOW PIPE IZ |
|--------------|-------------------------------|----------|----------------|-----------------|
| 201.0 | DM-511 | 657.63 | 1" E-453.01 I | |
| 201.0 | PROPOSED FOND/UTRAL STRUCTURE | 656.86 | | 1" E-454.00 W |
| 201.0 | 201 | 656.89 | 10" E-454.00 W | |
| 201.0 | DM-501 | 660.46 | 10" E-454.24 W | 10" E-454.04 S |
| 201.0 | DM-501 | 660.71 | 10" E-454.76 W | 10" E-454.06 S2 |
| 201.0 | DM-511 | 661.27 | | 10" E-454.03 S1 |
| 201.0 | 201 | 659 | 10" E-454.00 W | |
| 201.0 | DM-501 | 666.43 | 10" E-454.41 W | 10" E-454.01 S1 |
| 201.0 | DM-511 | 666.43 | 10" E-457.27 W | 10" E-457.47 S1 |
| 201.0 | DM-511 | 666.27 | | 10" E-454.46 S1 |

| PIPE ID | STRUCTURE IZ | STRUCTURE IZ | INVERT IZ | INVERT IZ | LENGTH (FEET) | SLOPE | SIZE (IN) | NOTES |
|---------|--------------|--------------|-----------|-----------|---------------|-------|-----------|---------------|
| 201.0 | 201.0 | 201.0 | 656.86 | 657.60 | 500 | 0.12% | 8 | HDPE Pipe |
| 201.0 | 201.0 | 201.0 | 656.24 | 656.89 | 301 | 0.10% | 10 | Concrete Pipe |
| 201.0 | 201.0 | 201.0 | 656.86 | 656.24 | 74 | 0.10% | 10 | Concrete Pipe |
| 201.0 | 201.0 | 201.0 | 658.21 | 656.76 | 227 | 0.10% | 10 | Concrete Pipe |
| 201.0 | 201.0 | 201.0 | 658.51 | 658.89 | 40 | 0.24% | 10 | Concrete Pipe |
| 201.0 | 201.0 | 201.0 | 657.47 | 656.41 | 115 | 0.10% | 10 | Concrete Pipe |
| 201.0 | 201.0 | 201.0 | 656.45 | 657.27 | 227 | 0.10% | 10 | Concrete Pipe |



| | |
|----------|---|
| DATE | 2/2/2024 |
| SCALE | AS SHOWN |
| PROJECT | SWITCH COMMERCIAL OVERALL SITE & UTILITY PLAN |
| LOCATION | 2570 MIDDLE ROAD, BETTENDORF, IOWA, 52722 |
| CLIENT | SWITCH DEVELOPMENT |

NOT FOR CONSTRUCTION

C-200



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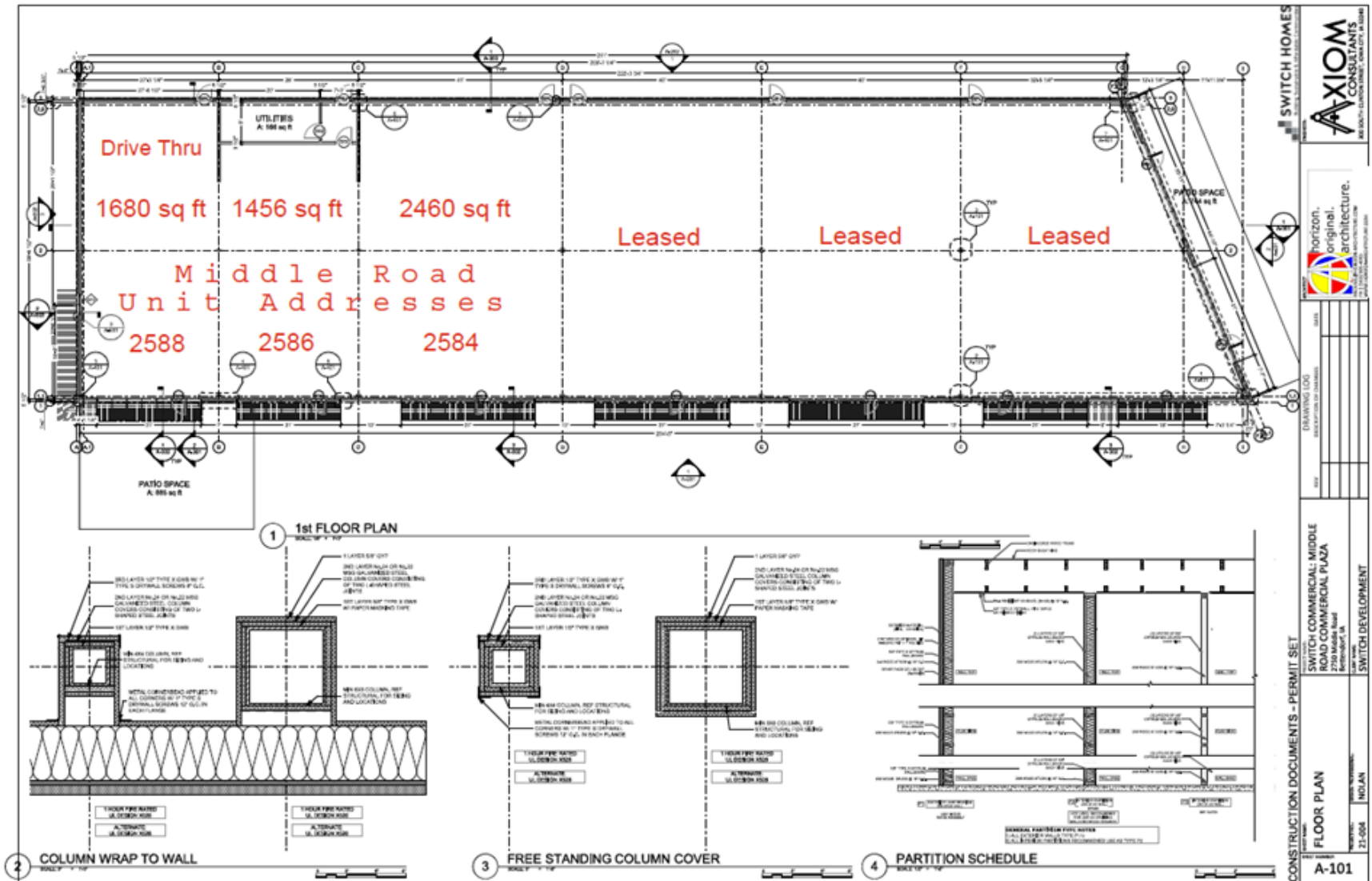
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Floor Plan



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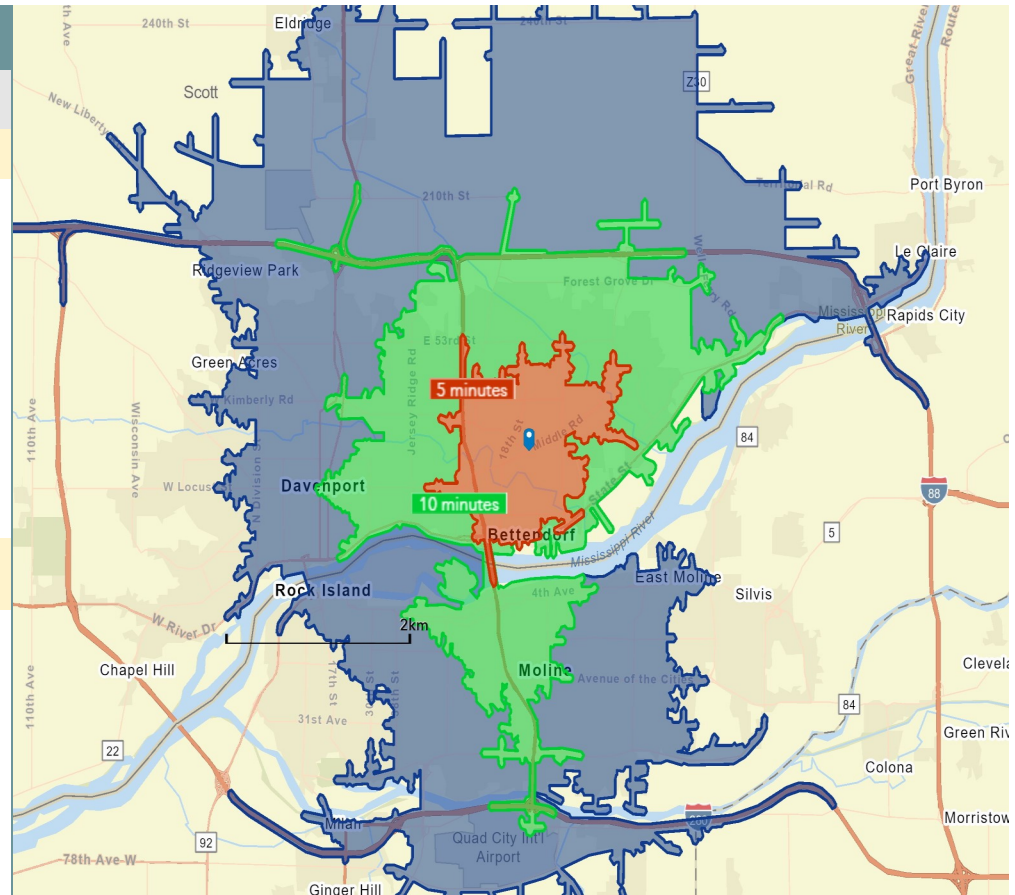
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Demographics

| Income, Households & Population | | | |
|---------------------------------|-----------|------------|------------|
| | 5 Minutes | 10 Minutes | 15 Minutes |
| Income & Households | | | |
| 2021 Average Household Income | \$98,046 | \$99,475 | \$69,817 |
| 2021 Household Units | 10,960 | 26,749 | 49,010 |
| Owner Occupied | 7,335 | 15,536 | 27,202 |
| Renter Occupied | 2,917 | 8,747 | 17,593 |
| Average Household Size | 2.28 | 2.41 | 2.26 |
| Population | | | |
| 2021 Population | 23,479 | 59,369 | 106,431 |
| 2021 Male Population | 48.3% | 49.1% | 48.7% |
| 2021 Female Population | 51.7% | 50.9% | 51.3% |
| 2021 Median Age | 42.5 | 39.0 | 39.1 |



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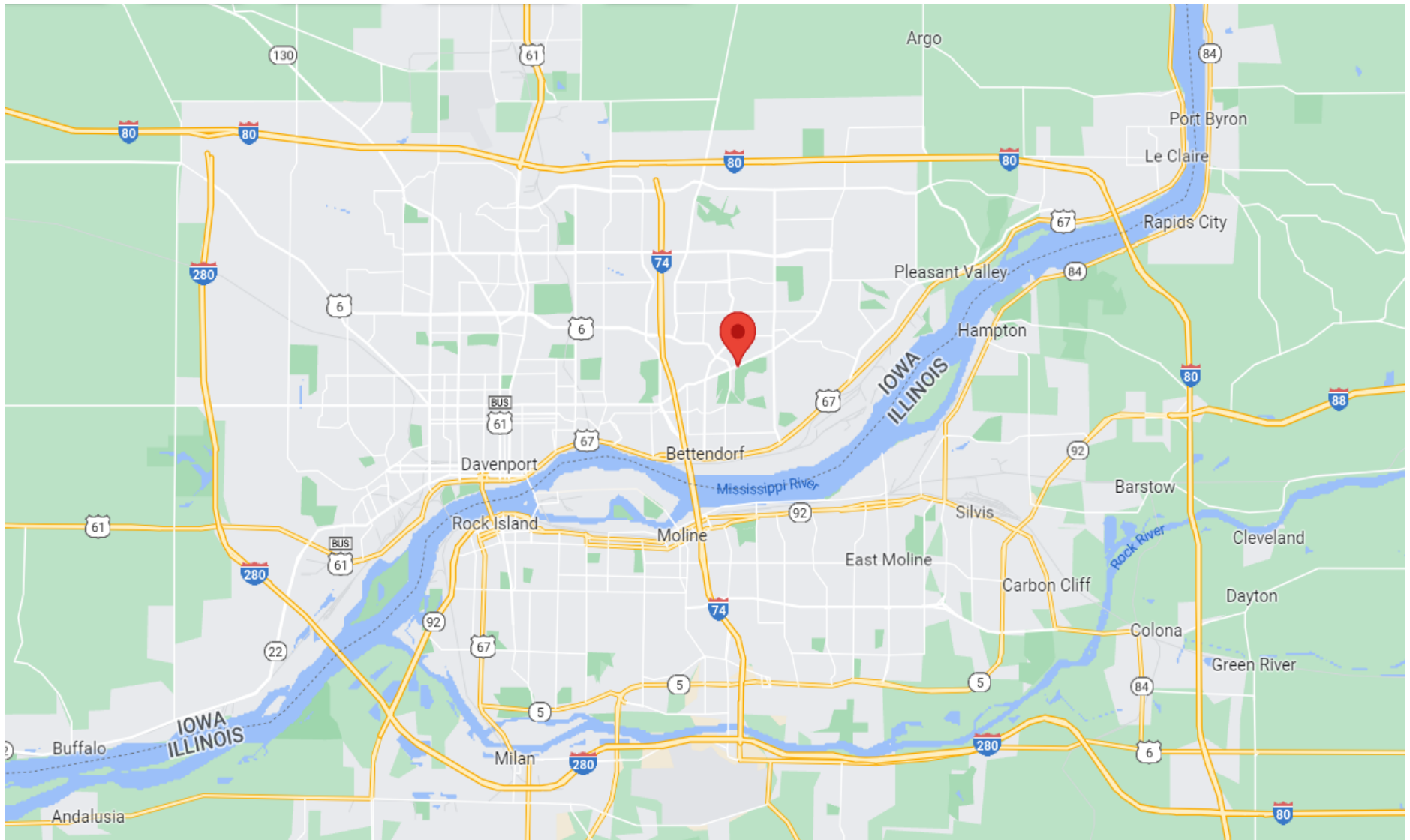
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STREET MAP



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PROPERTY PHOTOS



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