

Retail Space for Lease New Development

Bettendorf, Iowa



BUILDING SIZE:

13,300 SF

AVAILABLE SQ FT:

1,420 -5,500

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 2850 SF endcap, drive-through with ample room for stacking vehicles and a large front patio.



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

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 1420 sq ft to 2625 sq ft and up. Units 1, 2 & 3 remain available. Delivery of units according to tenant specs is expected in June 2024.

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
- Warm Gray Shell Delivery
- Year Built: 2024 (under 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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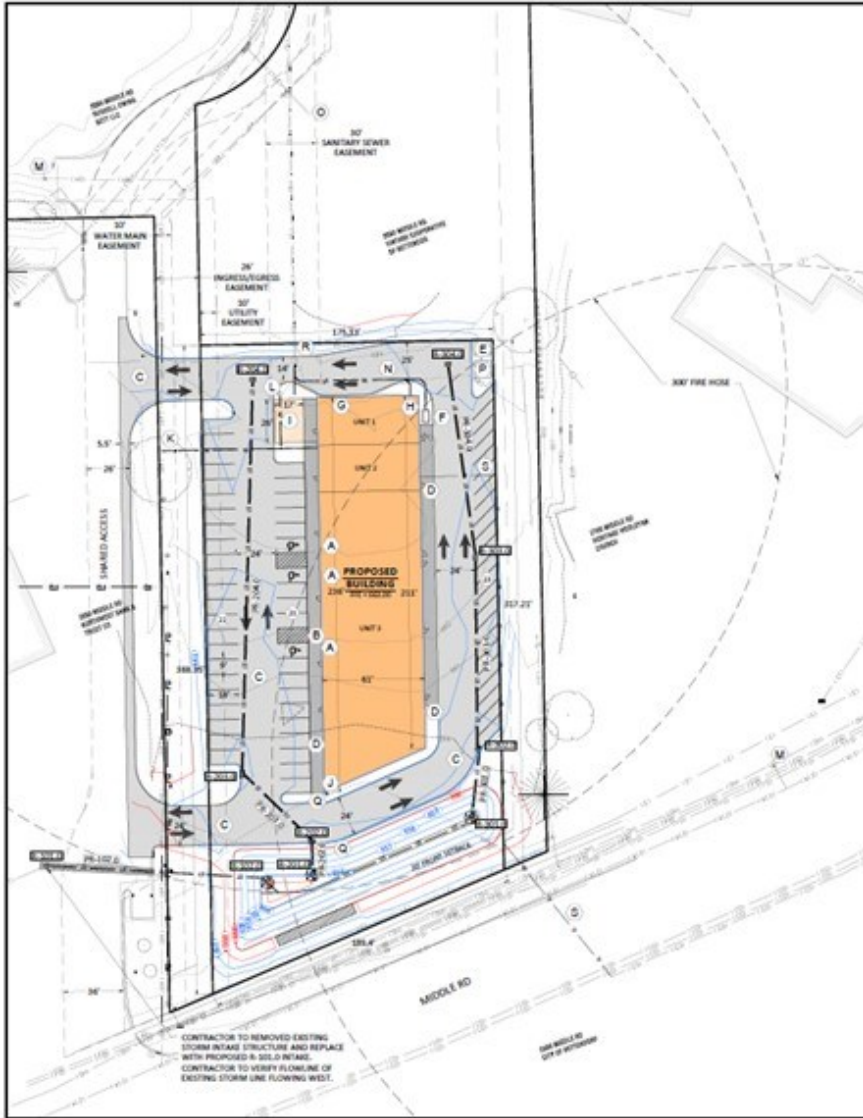
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AERIAL MAP



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 / 500 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 SUDAS 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 SUDAS 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 ES05 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 IS	OUTFLOW PIPE IS
201.0	SM-511	657.63	12" Ø-454.811	12" Ø-454.811
201.0	PROPOSED FOND/UTRAL STRUCTURE	658.06	12" Ø-454.811	12" Ø-454.811
201.0	SM-511	658.09	12" Ø-454.811	12" Ø-454.811
201.0	SM-511	660.46	12" Ø-454.811	12" Ø-454.811
201.0	SM-511	660.71	12" Ø-454.811	12" Ø-454.811
201.0	SM-511	661.27	12" Ø-454.811	12" Ø-454.811
201.0	SM-511	661.27	12" Ø-454.811	12" Ø-454.811
201.0	SM-511	660.43	12" Ø-454.811	12" Ø-454.811
201.0	SM-511	660.43	12" Ø-454.811	12" Ø-454.811
201.0	SM-511	661.27	12" Ø-454.811	12" Ø-454.811

PIPE ID	STRUCTURE IS	STRUCTURE OS	INVERT IS	INVERT OS	LENGTH (FEET)	SLOPE	SIZE (IN)	NOTES
201.0	201.0	201.0	658.06	658.06	500	0.75%	8	HDPE Pipe
201.0	201.0	201.0	658.24	658.09	31	0.75%	12	Concrete Pipe
201.0	201.0	201.0	658.06	658.24	74	0.75%	12	Concrete Pipe
201.0	201.0	201.0	658.21	658.71	227	0.75%	12	Concrete Pipe
201.0	201.0	201.0	658.21	658.09	40	0.75%	12	Concrete Pipe
201.0	201.0	201.0	657.47	658.01	125	0.75%	12	Concrete Pipe
201.0	201.0	201.0	658.45	657.27	127	0.75%	12	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

SWITCH COMMERCIAL OVERALL SITE & UTILITY PLAN

2570 MIDDLE ROAD, BETTENDORF, IOWA, 52722

SWITCH DEVELOPMENT

2.2-0014

C-200



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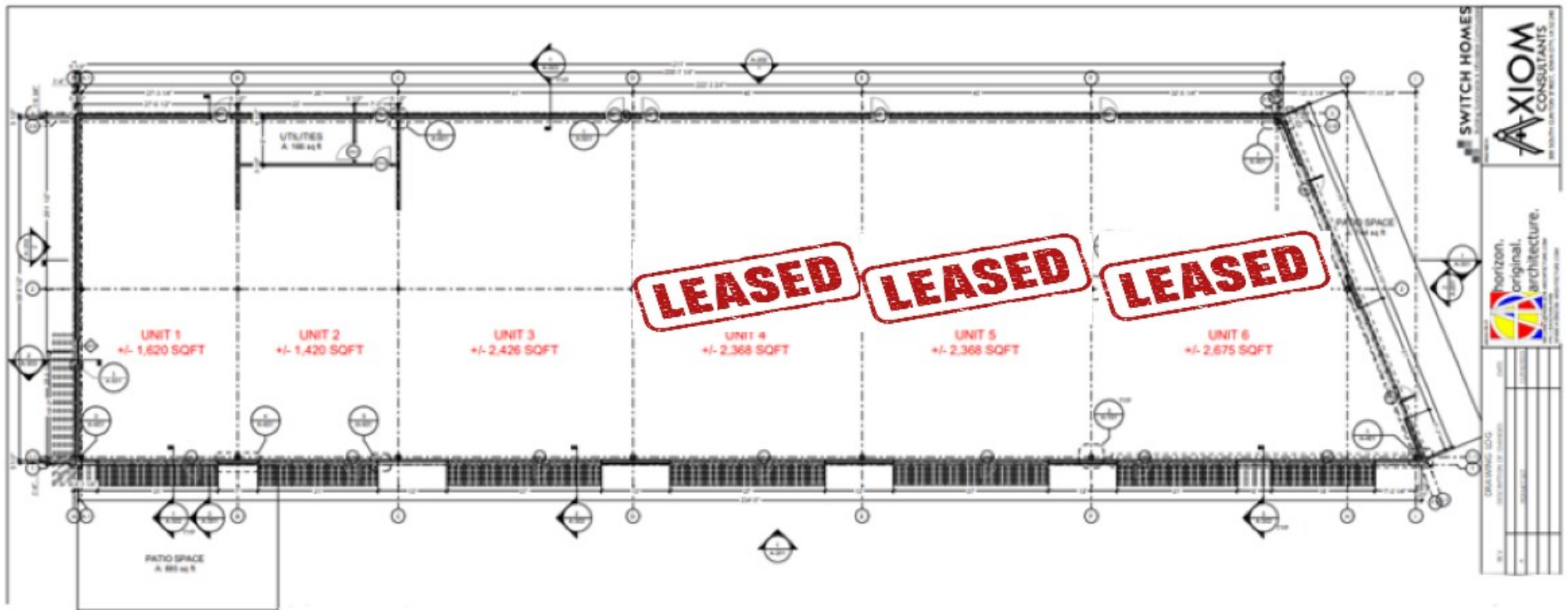
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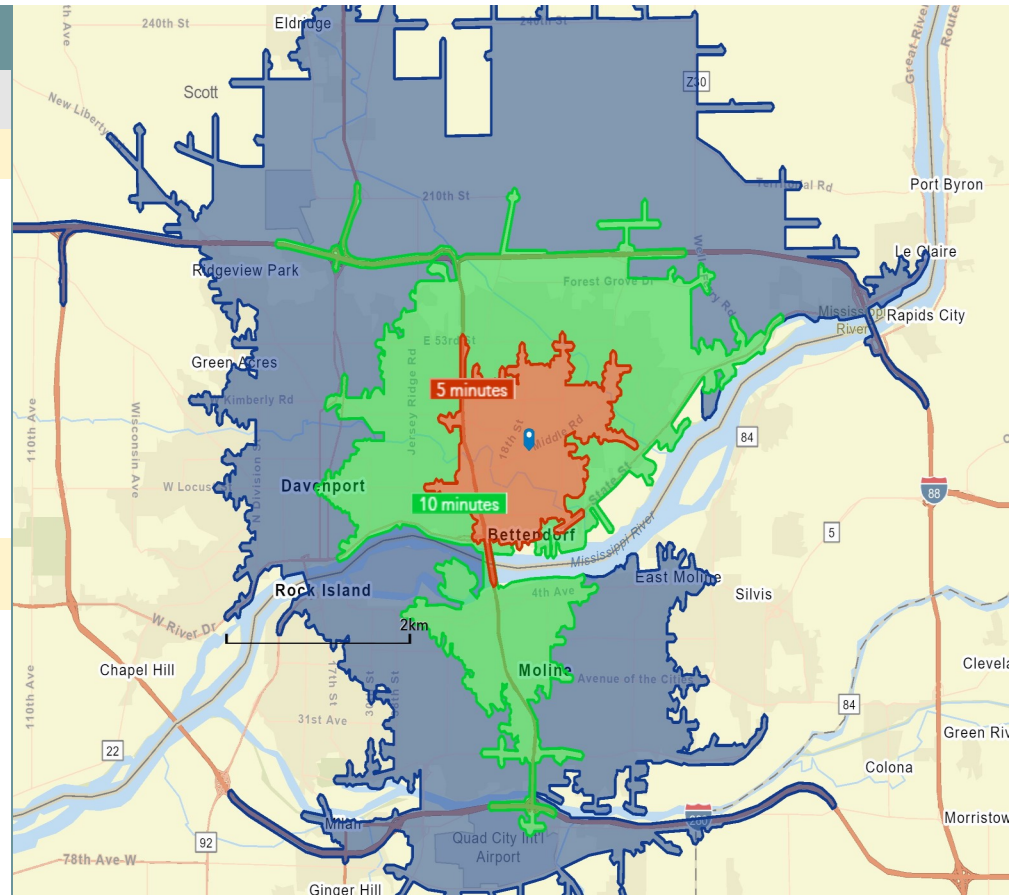
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Floor Plan



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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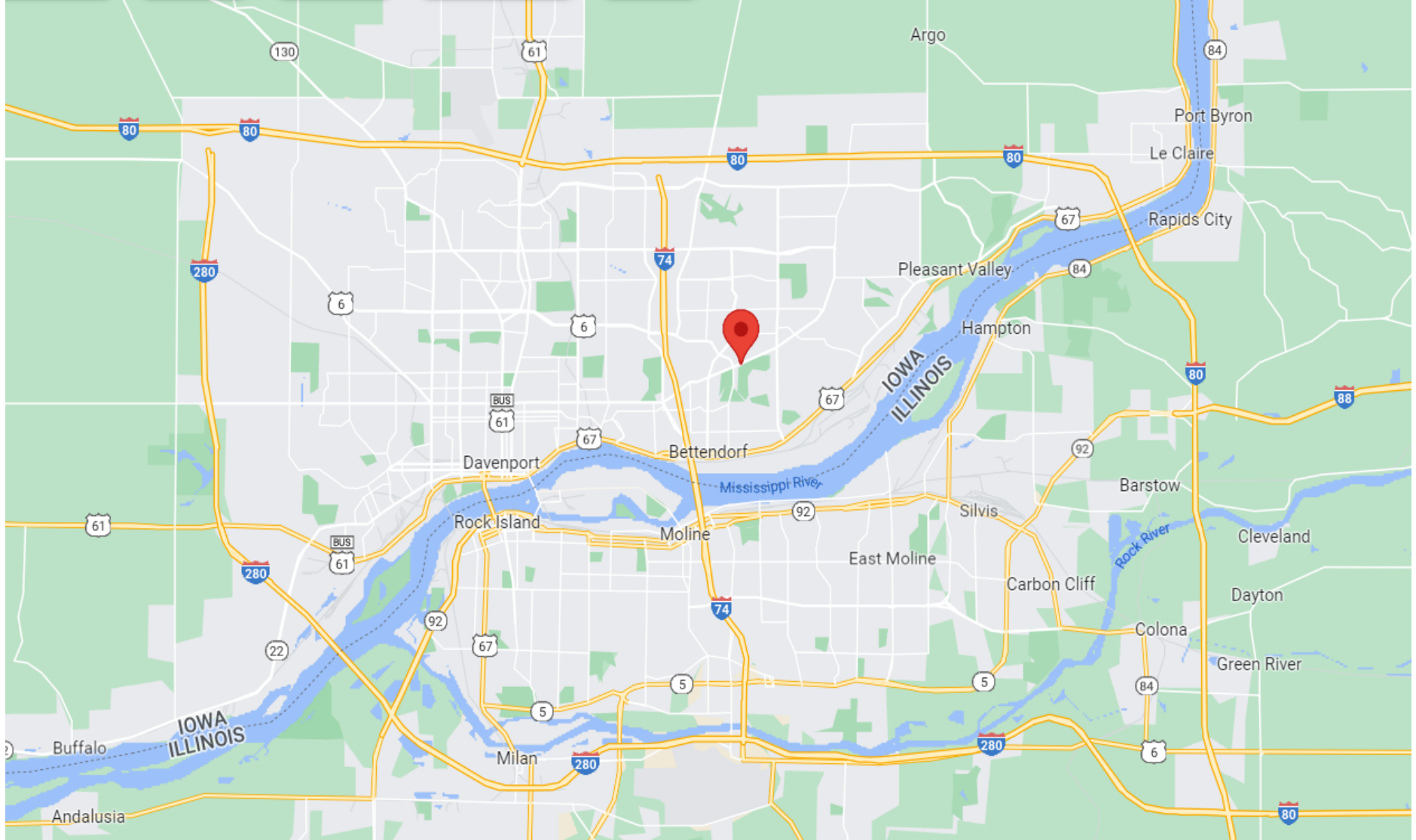
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STREET MAP



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Building Elevations

1 FRONT ELEVATION

2 RESTURANT ELEVATION

3 FAST FOOD ELEVATION

4 BACK ELEVATION

AXIOMCONSULTANTS
horizon.
original.
architecture.

SWITCH DEVELOPMENT
BETTENDORF

3870 Hickels Rd
Bettendorf, IA 52722

PROJECT NO: #P10
DATE: 5/23/2022
DRAWN BY: MSN
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SHEET TITLE
ELEVATIONS
AND SECTION

SD-2

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

C:\Users\Leana.Michael\Horizon\Architecture\Michael\Nolan - Projects\Axiom Projects\22-002_Corbin Middle Road\1 - Model and Design\Corbin Middle Road.dgn



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PROPERTY PHOTOS (March 2024)



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