

2925 18TH ST.

2925 18TH ST., BETTENDORF, IA 52722

PROPERTY SUMMARY



LOCATION DESCRIPTION

Conveniently located in the thriving city of Bettendorf, the area surrounding 2925 18th St. offers an inviting mix of local attractions and conveniences, making it an attractive location for retail or strip center tenants. The property benefits from its close proximity to the bustling retail and entertainment district, home to a variety of well-known retailers, dining options, and local shops, creating a lively and engaging atmosphere with a steady flow of foot traffic. Additionally, nearby attractions such as the Family Museum and the scenic Mississippi Riverwalk further elevate the appeal of the area, drawing engaged locals and visitors. With its favorable demographics and easy access to major roadways, the location presents an excellent opportunity for retail businesses to establish a strong presence and serve the diverse needs of the Bettendorf market.

PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Available SF:	2,432 SF
Lot Size:	1.57 Acres
Building Size:	9,474 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,129	23,484	66,256
Total Population	11,702	53,886	150,619
Average HH Income	\$81,072	\$93,400	\$72,226

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

2925 18TH ST.

2925 18TH ST., BETTENDORF, IA 52722

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

2925 18TH ST.

2925 18TH ST., BETTENDORF, IA 52722

PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,432 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2925 18th St	Klein Animal Clinic	5,842 SF	NNN	Currently Occupied Inquire if Interested	-
2925 18th St	Cost Cutters #15561	1,200 SF	Modified Gross	-	-
2925 18th St	Available	2,432 SF	NNN	Contact Broker for Pricing	-

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

2925 18TH ST.

2925 18TH ST., BETTENDORF, IA 52722

RETAILER MAP



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY

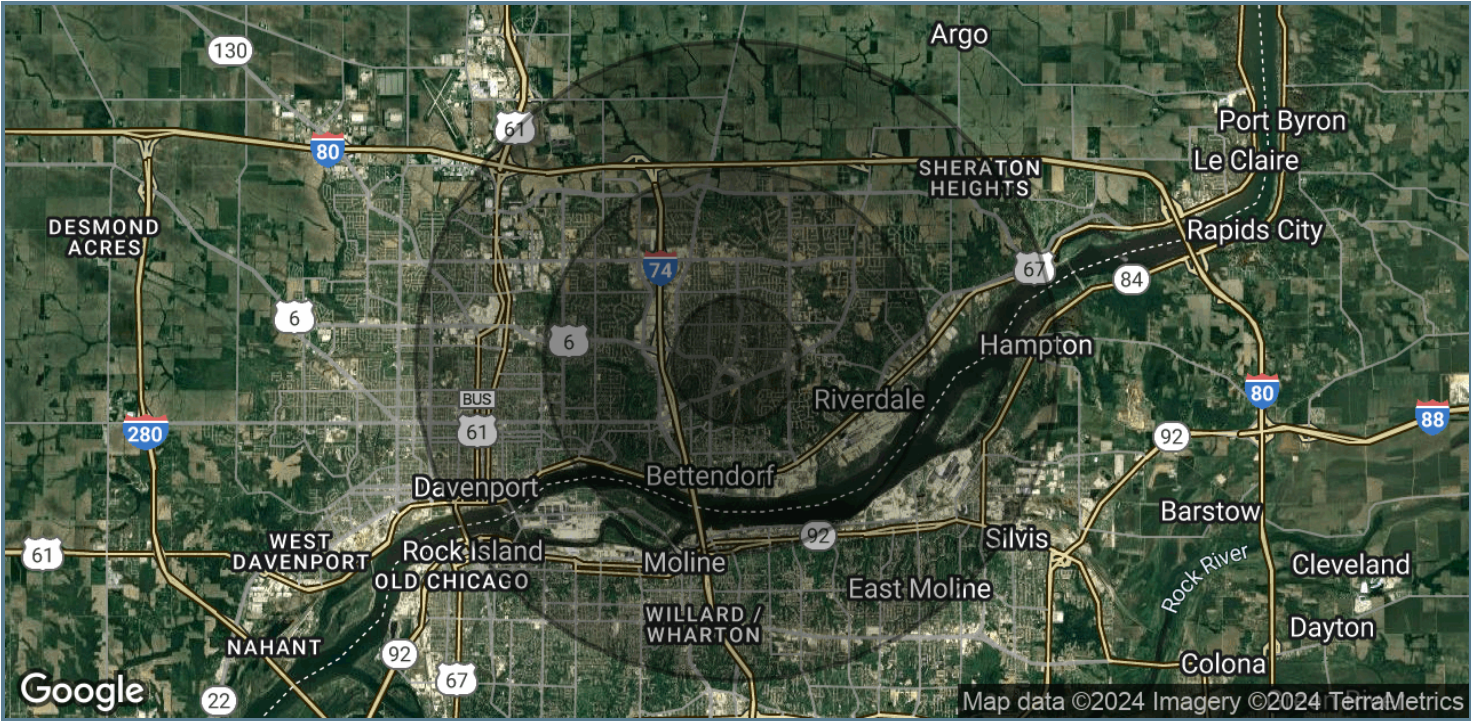
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

2925 18TH ST.

2925 18TH ST., BETTENDORF, IA 52722

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,702	53,886	150,619
Average Age	39.9	40.3	37.7
Average Age (Male)	39.3	39.3	36.8
Average Age (Female)	40.8	41.6	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,129	23,484	66,256
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$81,072	\$93,400	\$72,226
Average House Value	\$183,463	\$226,900	\$164,514

2020 American Community Survey (ACS)

Presented By:
Legacy Commercial Property
847.904.9200
info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>



LEGACY
COMMERCIAL PROPERTY

Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

