

DUCK CREEK PLAZA

BETTENDORF, IA



SIZE

134,229 square feet

DEMOGRAPHICS

1 mile 3 mile 5 mile

Population

10,507 75,334 189,698

Households

4,532 31,694 79,018

Median HH Income (\$)

85,090 71,802 69,524

MAJOR TENANT(S)

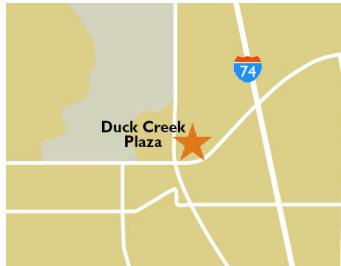
Malibu Jack's
Bruegger's Bagels
Mallard Creek Dental Care
Home Depot

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

858 Middle Road | Bettendorf, IA 52722

PROPERTY HIGHLIGHTS

- Shadow-anchored by Home Depot and Walgreens
- National tenants include Malibu Jack's, Bruegger's Bagels, H&R Block, and Great Clips
- Located off Interstate 74, the main thoroughfare for Bettendorf and Davenport, with 56,761 vehicles per day
- Population exceeds 76,406 in a three-mile radius and average household income of approximately \$96,036



PHILLIPS EDISON & COMPANY®

DUCK CREEK PLAZA

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Space	Tenant	SQ. FT.
001	838 Boutique	1,985
002	Great Clips	1,020
003	Zeke's Island Cafe	1,200
004	Sun Tan City	2,262
005	AVAILABLE	854
006	Malibu Jack's	91,976
008A	AVAILABLE	2,000
008B	Double Threat Studios	3,500
009	Wilson Residential Construction Services	1,200
010	Century 21	1,515
013	AVAILABLE	774
014	H&R Block	1,491
015	AVAILABLE	1,651
017	Gulliver's Travel	585
020	J.H. Revell Jewelers and Goldsmiths	3,995
021	AVAILABLE	1,849
022	Mallard Creek Dental Care	2,393
023	AVAILABLE	1,000
024	Top Nails & Spa	2,001
025	Jazzercise	1,411
026	Verizon	1,471
036	Entertainment Expressions	2,347
18A	Topping and More, Roll is Cream	1,099
18B	Limitless Male Medical Clinic	2,500
OUT29	Bruegger's Bagels	2,150
SHAD	Home Depot	N/A
Total SQ. FT.		134,229

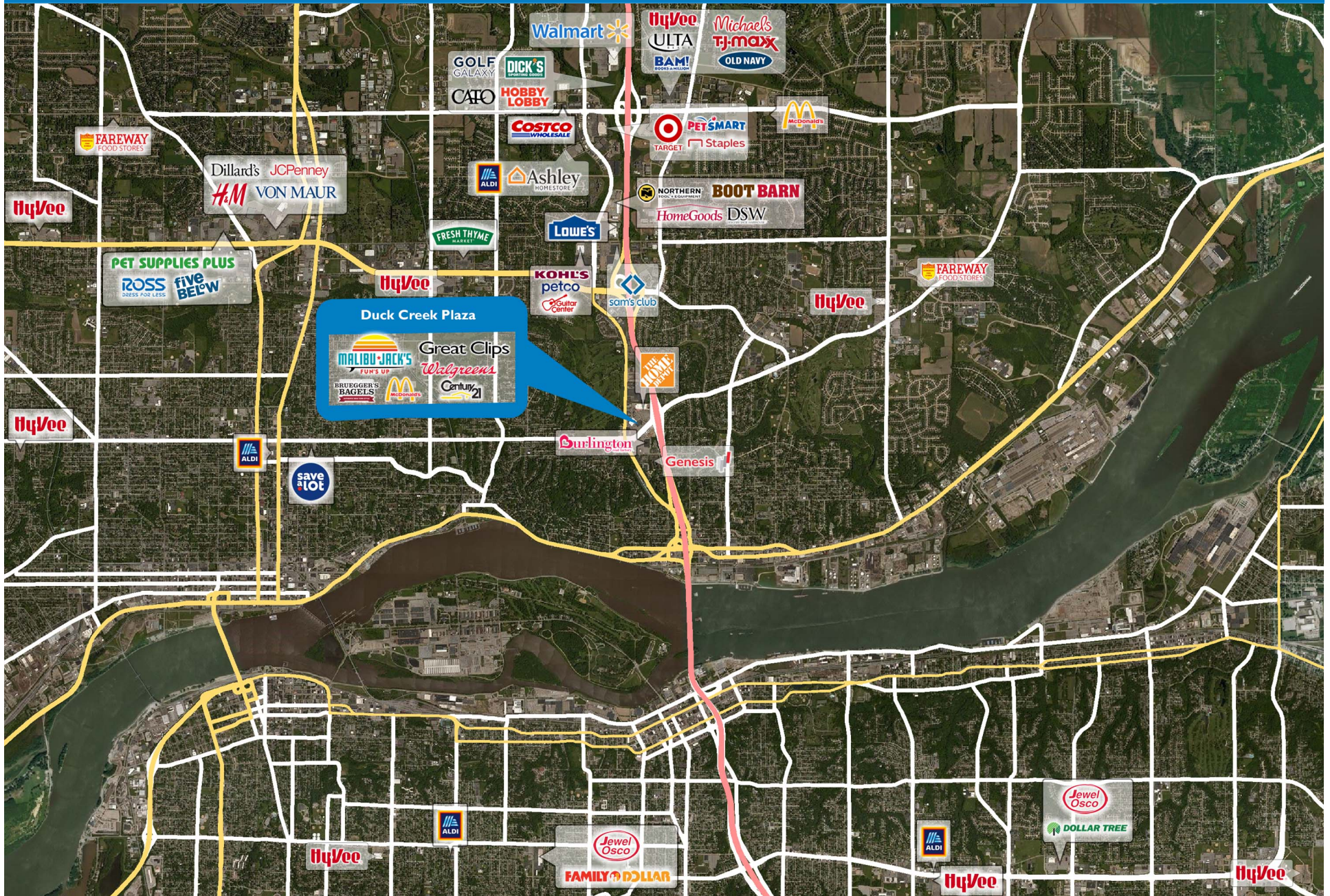


Available
 Occupied
 Coming Available
 Non-Owned
 Site Boundary

DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Demographic Summary Report

1990 - 2000 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval Retrieval

Jun 2, 2025



Latitude: 41.54044

Longitude: -90.521224

Duck Creek Plaza Bettendorf, IA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2024 Estimated Population	10,716	76,406	189,867
	2029 Projected Population	11,069	77,512	191,312
	2010 Census Population	9,969	72,749	184,318
	2000 Census Population	10,229	73,735	182,472
	1990 Census Population	10,823	69,935	178,297
	Historical Annual Growth 1990 to 2000	-0.56%	0.53%	0.23%
	Historical Annual Growth 2000 to 2010	-0.26%	-0.13%	0.10%
	Estimated Annual Growth 2010 to 2024	0.49%	0.33%	0.20%
	Projected Annual Growth 2024 to 2029	0.65%	0.29%	0.15%
	Median Age	41.7	38.6	39.6
Households	Q4 2024 Estimated Households	4,625	32,077	79,104
	2029 Projected Households	4,775	32,534	79,618
	2010 Census Households	4,348	30,077	76,070
	2000 Census Households	4,423	29,895	74,509
	1990 Census Households	4,388	27,507	71,607
	Historical Annual Growth 1990 to 2000	0.08%	0.84%	0.40%
	Historical Annual Growth 2000 to 2010	-0.17%	0.06%	0.21%
	Estimated Annual Growth 2010 to 2024	0.42%	0.44%	0.27%
	Projected Annual Growth 2024 to 2029	0.64%	0.28%	0.13%
	Population per Household	2.32	2.32	2.33
Population by Race	White	82.9%	73.5%	69.7%
	Black or African American	5.1%	8.0%	10.1%
	Asian & Pacific Islander	1.6%	2.9%	3.2%
	Other Races	3.8%	5.6%	5.2%
	Hispanic Population	6.6%	10.1%	11.8%
Income	Average Household Income	\$109,815	\$96,036	\$92,637
	Median Household Income	\$86,217	\$71,232	\$69,583
	Per Capita Income	\$47,405	\$40,715	\$39,072
Education (Age 25+)	Elementary	1.9%	2.4%	3.0%
	Some High School	2.0%	4.0%	4.8%
	High School Graduate	19.9%	22.3%	25.9%
	Some College	20.7%	21.7%	22.1%
	Associates Degree Only	10.9%	10.7%	10.6%
	Bachelors Degree Only	26.7%	23.7%	20.5%
	Graduate Degree	17.9%	15.2%	13.2%
Business	Number of Businesses	345	3,293	6,573
	Total Number of Employees	4,475	56,595	116,072
	Employees per Business	12.98	17.19	17.66
	Residential Population per Business	31.09	23.20	28.89

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.