



## 3260 Ridge Pointe Rd. Bettendorf, Iowa 52722

### Property Features

- Situated in thriving high-end community, boasting a population of over 122,000 within a 5-mile radius. Ample front door parking and a dynamic mix of co-tenants, including Mathnasium and Athletico Physical Therapy
- Located on highly traveled Middle Road, with a daily traffic count exceeding 13,000 vehicles, providing excellent visibility and accessibility. Offers proximity to well-established retailers such as Hy-Vee, Fareway Grocery, and the newly built Aldi's, ensuring a steady flow of potential customers
- Join a vibrant business community, with neighboring tenants including Lindquist Ford, Duck Creek Tire, Atomic Coffee, and Vibrant Credit Union. Don't miss out on this prime space to establish or expand your business. Contact us today to secure this exceptional opportunity.

► Exceptional retail or office space in prime Bettendorf location. 4,250 SF available space, can be subdivided to suit your needs, starting from 1,600 SF

Size	Lease
1,600 SF	\$16.50 PSF
3,000 SF	\$16.50 PSF
4,250 SF	\$15.00 PSF

PARCEL:	841555204
ZONING:	C-2
OPERATING EXPENSES:	\$7.89 PSF
LOCATION:	STRIP CENTER
PARKING:	LARGE LOT
BEST/PRACTICAL USE:	HIGH PROFILE RETAIL, OFFICE, BAR/RESTAURANT

#### JOHN G. RUHL

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Davenport, IA 52807  
563 355 4000

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# Key Facts

3260 Ridge Pointe, Bettendorf, Iowa, 52722 2  
Ring of 5 miles

## KEY FACTS

123,876

Population

41.2

Median Age



Average Household Size

\$69,826

Median Household Income

## EDUCATION

7.5%

No High School Diploma



23.9%

High School Graduate



31.2%

Some College/ Associate's Degree



37.3%

Bachelor's/Grad/ Prof Degree

## BUSINESS



4,635

Total Businesses



71,329

Total Employees

## EMPLOYMENT



61.8%

White Collar



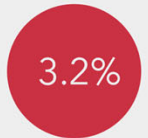
23.6%

Blue Collar



Services

14.6%



3.2%

Unemployment Rate

## INCOME



\$69,826

Median Household Income



\$43,418

Per Capita Income



\$166,209

Median Net Worth

## 2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.2%)

The smallest group: \$150,000 - \$199,999 (7.0%)

Indicator ▲	Value	Diff		
<\$15,000	8.4%	+1.1%		
\$15,000 - \$24,999	8.6%	-0.8%		
\$25,000 - \$34,999	7.5%	0		
\$35,000 - \$49,999	10.9%	0		
\$50,000 - \$74,999	17.2%	-0.8%		
\$75,000 - \$99,999	14.8%	+1.1%		
\$100,000 - \$149,999	15.3%	-0.5%		
\$150,000 - \$199,999	7.0%	+0.2%		
\$200,000+	10.2%	-0.6%		

Bars show deviation from

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2024 Esri