



SITE

SUN TAN CITY

FELDMAN

Edward Jones | INVESTMENTS

RETAIL SPACE AVAILABLE 1,200 SF

# FOR LEASE

4867 ASBURY ROAD | DUBUQUE, IA 52002



**WSG**  
CRE  
SKOGMAN  
COMMERCIAL



# PROPERTY OVERVIEW

Property Details	
Address	4867 Asbury Rd, Dubuque, IA 52002
Suite	4
Building Size	5,400 SF
Space Available	1,200 SF
County	Dubuque
Lot Size	0.50 Acres
Parcel Number	1020226011
Legal Description	UNIT B WESTFIELD SQUARE CONDO LOCATED ON LOT 1 REMAKEL PLACE & 50% COMMON ELEMENTS
Year Built	1997
Property Taxes	\$18,948
Est. OPEX	\$7.00 / SF
Lease Rate	\$15.50 / SF NNN

- Highly visible retail development along the heavily traveled Asbury Rd. near the NW Arterial intersection in Dubuque, IA
- Located nearby one of the top Hy-Vee grocery stores in Iowa per Placer.ai
- Former retail space with Ample Parking
- Easily convertible space footprint to variety of retail uses - restaurant, service, retail, office, etc.
- Strong co-tenants including Jersey Mike's, Sun Tan City, Edward Jones, ImpactLife, and with many complimentary tenants.
- Surrounded by excellent demographics and development growth to the NW of Dubuque
- Multiple strong retail anchors such as Aldi, Sam's Club, Hy-Vee, Kohl's, TJ Maxx, Blain's Farm & Fleet all within the immediate area



4867 Asbury Rd | Dubuque, IA

# PROPERTY PHOTOS



417 1<sup>st</sup> Avenue SE | Cedar Rapids, IA 52401

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# AERIAL MAP







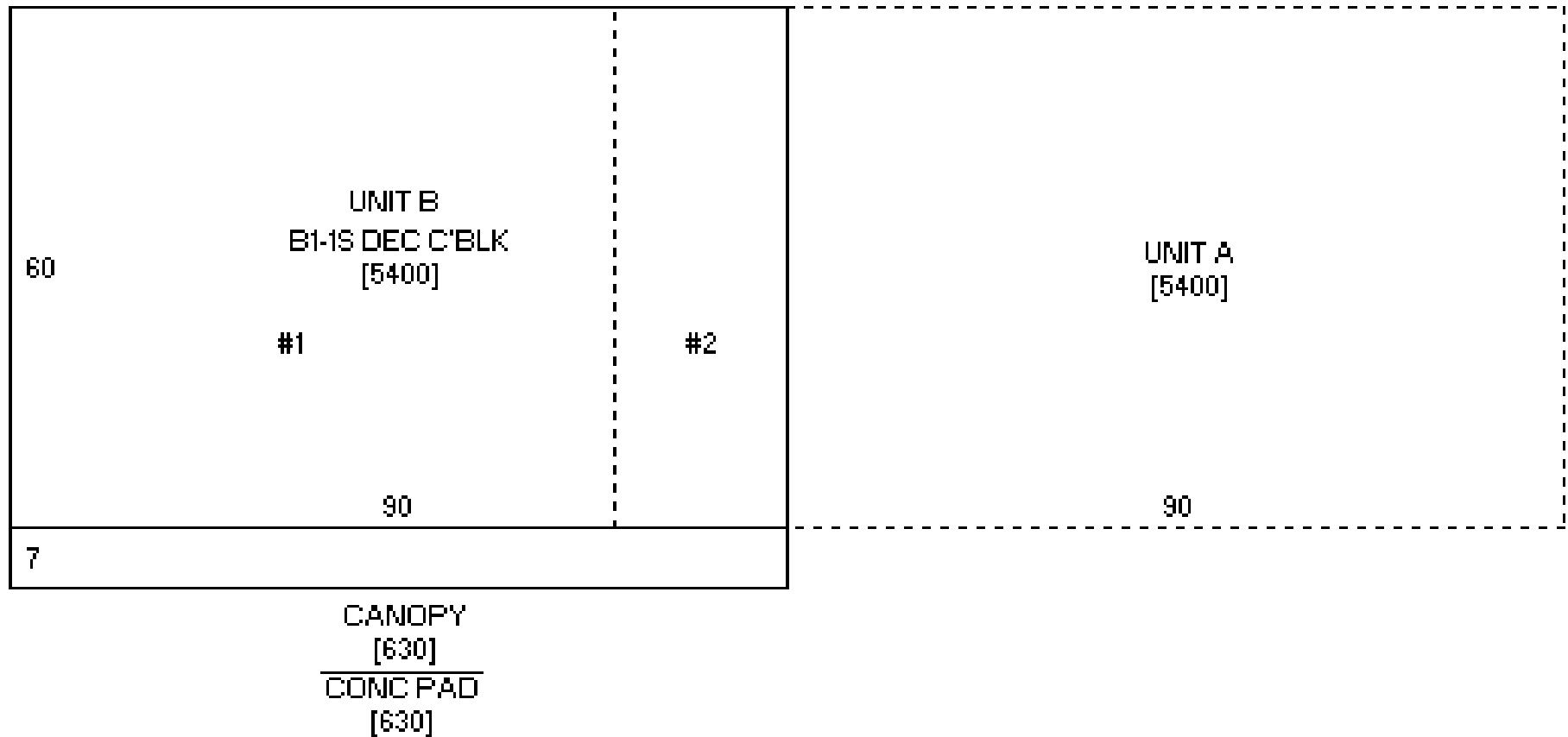
# PARCEL MAP







# BUILDING PLAN







# DUBUQUE OVERVIEW

Dubuque, nestled along the Mississippi River in the tri-state region of Iowa, Wisconsin, and Illinois, is a dynamic hub for business and innovation. Its strategic location provides companies with convenient access to major Midwest markets while offering a supportive environment for growth. With a strong foundation in advanced manufacturing, technology, healthcare, and financial services, Dubuque continues to attract new ventures and established enterprises alike. The city's historic charm, modern infrastructure, and collaborative business ecosystem make it an exceptional place to live, work, and thrive.



Iowa ranked #1 overall best state



Iowa ranked #2 best cost of doing business

## Overview

Population	59,818
Workforce	45,941
Companies	2,863
Colleges & Universities	5

## Top Employers

John Deere	2,600
Dubuque School District	1,957
MercyOne Medical Center	1,410
Medical Associates Clinic	1,061
Finley Hospital	975





# DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	4,342	21,761	46,499
	2025 Population	6,148	33,245	70,501
	Annual Population Growth Rate	-0.07%	-0.05%	0.06%
	2025 Median Age	40.7	40.7	38.6
	2025 Total Households	2,507	13,667	29,236
	Annual Household Growth Rate	0.08%	0.04%	0.18%
	2025 Average Household Income	\$105,702	\$101,947	\$90,809
	Daily Traffic Count: 18,600 VPD			





# CONTACTS



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