



RETAIL SPACE AVAILABLE | 1,898 - 4,573 SF

FOR LEASE

3301 PENNSYLVANIA AVE | DUBUQUE, IA 52002



WSG
CRE
SKOGLMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details

Address	3301 Pennsylvania Ave Dubuque, IA 52001
Suite(s)	98 & 99
Building Size	10,735 SF
Space Available	1,898 - 4,573 SF
County	Dubuque
Lot Size	0.85 AC
Parcel Number	10-21-481-006
Legal Description	LOT 1 TFM PLACE
Zoning	C-3 (General Commercial District)
Year Built	1997
Property Taxes	\$35,180
Est. OPEX	\$4.65 PSF
Lease Rate	\$18.00 PSF NNN

- Exceptional positioning at the lighted intersection of J.F. Kennedy Rd and Pennsylvania Ave (32,600 VPD)
- End-cap suite in attractive brick building with flexible floor plan, highly visible with immediate access drive to J.F. Kennedy Rd
- Ample parking, with 51 surface spaces available to customers, (4.8 spaces per 1,000 SF)
- Strong market co-tenancy with a host of national in the immediate area including McDonalds, Panera, Taco Bell, Village Inn, KFC, Sherwin Williams, O'Reilly, among others
- Complementary neighboring tenants, including personal care, financial services, and restaurant uses
- Affluent demographic profile within a three mile radius of the subject property, with 55,139 residents earning average household incomes of \$91,452
- ¼ mile north of Kennedy Mall, a regional shopping destination anchored by Dick's Sporting Goods, JCPenney, and Best Buy, which sees over 3.4 million annual customer visits (Placer.ai).

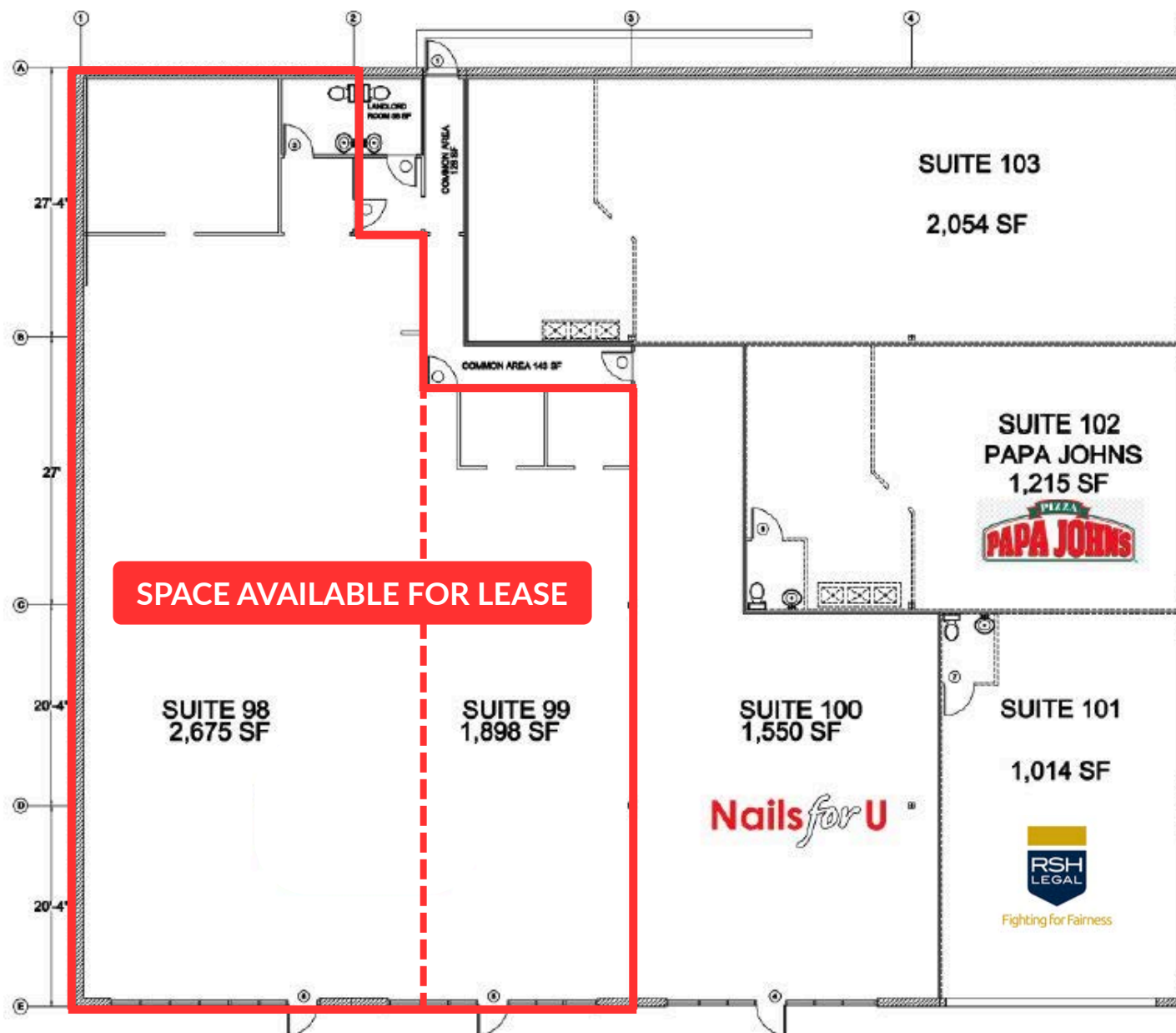


AERIAL MAP





FLOOR 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 (U.S. News & World Report)



Iowa ranked #2 best cost of doing business (Business Facilities Magazine)

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	13,236	63,786	86,364
	2025 Population	10,284	55,139	74,849
	2025 Median Age	42.7	37.5	39.1
	2025 Total Households	4,801	23,008	31,133
	2025 Average Household Income	\$77,929	\$91,452	\$91,367
	Daily Traffic Count: 32,600 VPD			



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