

**CBRE**

# RESTAURANT

FOR SALE OR LEASE



**3030 UTICA RIDGE RD, BETTENDORF, IOWA**

FREESTANDING RESTAURANT | RE-DEVELOPMENT



# PROPERTY FEATURES

Single story, freestanding restaurant totaling 6,093 SF of gross building area available for sale or lease in Bettendorf, IA. The property was constructed in 1991 and the 1.23 acre lot is located in the SE quadrant at the intersection of Interstate 74 & US Highway 6 (Spruce Hills Drive) - a full diamond interchange. Glass atrium front, ample parking, and prominent pylon signage with interstate visibility are a few of the attractive qualities this property has. Ideal location for a restaurant, bank, or redevelopment.

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Current Zoning: C-2 Community Commercial District

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Parking Stalls: 70 +/-

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Year Built: 1991 (773 SF Addition in 1999)

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Prominent Pylon Signage with interstate visibility

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Businesses within close proximity to site include Kwik Star, Home2 Suites by Hilton Hotel, Milltown Coffee, Food Affair Bistro, Red Lobster, and the Ramada Hotel.

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Self-performing CAM

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Real Estate Taxes - \$27,334 (2022-2023)

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Located in the SE quadrant at the intersection of Interstate 74 & US Highway 6 (Spruce Hills Drive) - a full diamond interchange.

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**TRAFFIC COUNTS ON INTERSTATE 74 - 60,100 VPD**

**CBRE**



**BUILDING**

**6,093 SF**

**LAND**

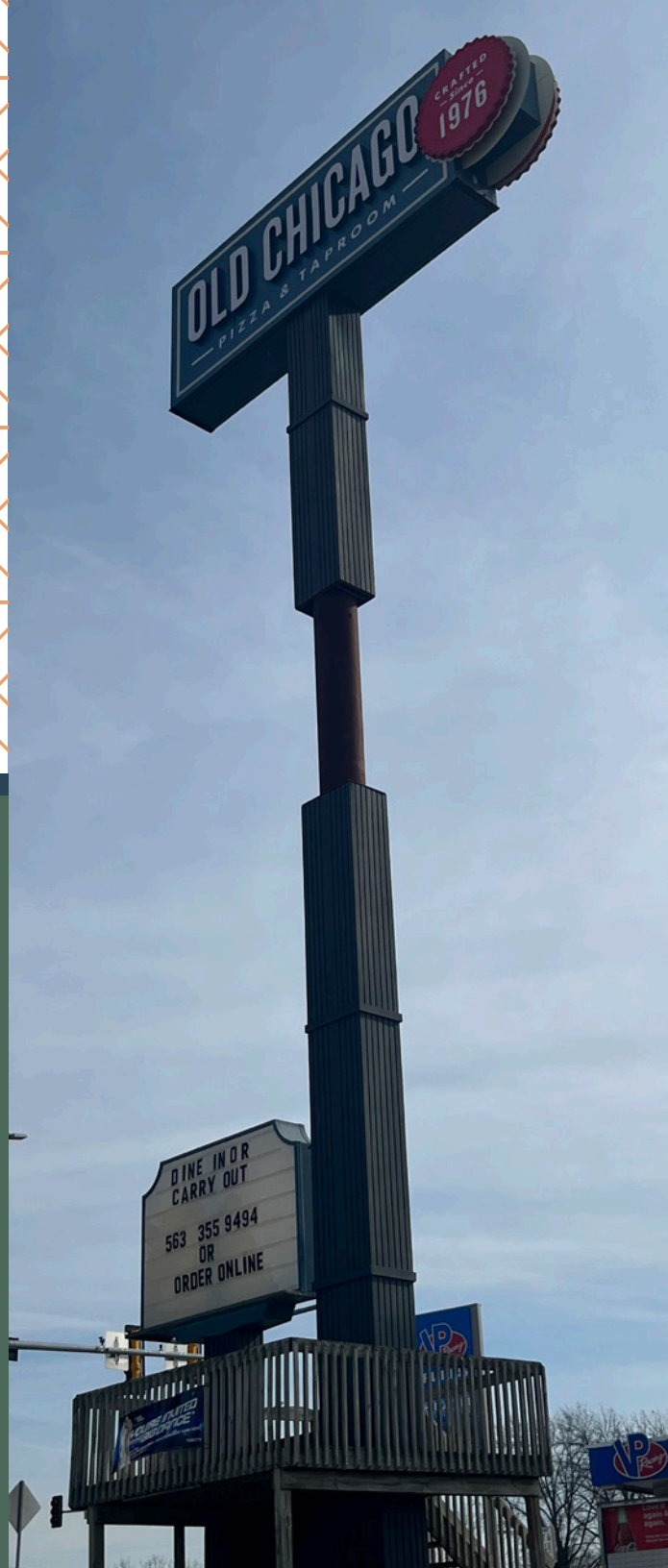
**1.23 ACRES**

**SALE PRICE**

**\$995,000**

**LEASE RATE**

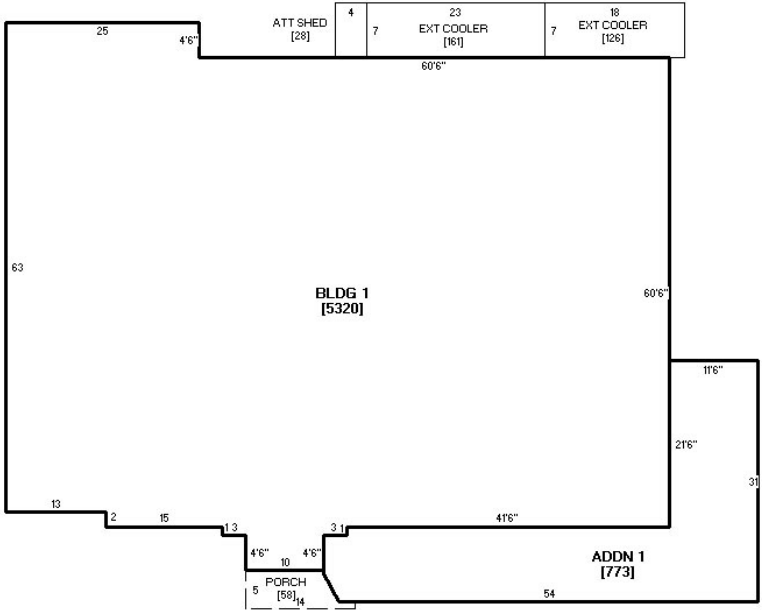
**\$12.00/SF NNN**



# SITE PLAN



# FLOOR PLAN



# CONTACT US

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# CBRE

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# LOCATION



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