

PetSmart Pad

1300 John F. Kennedy Rd.
Dubuque, IA 52001
Dubuque County



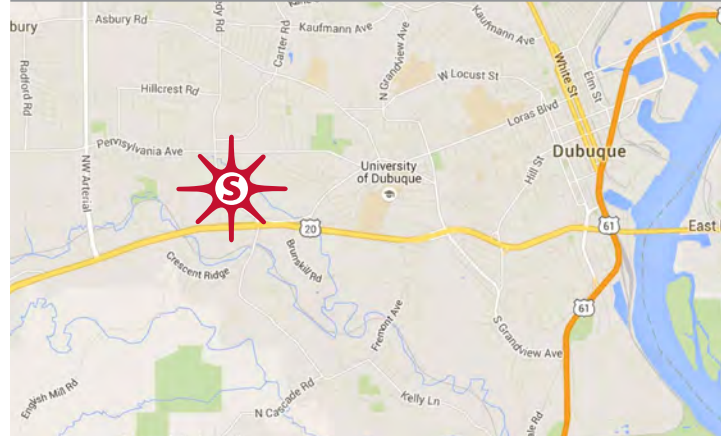
key features

- pad site available for ground lease
- next to PetSmart, directly across the street from Kennedy Mall, and only 5 minutes from the University of Dubuque
- located just north of Dodge Street at the signalized intersection of John F. Kennedy Road and Wacker Drive, a major retail corridor of Dubuque County
- excellent visibility and high traffic flow

demographics

	1 mile	3 miles	5 miles
population	8,931	53,760	73,504
households	4,261	23,002	31,029
avg. household income	\$92,617	\$104,768	\$107,689
daytime population	9,395	45,460	64,805

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography



pad site for ground lease

Justin Eller 480.949.9011 jeller@sandordev.com

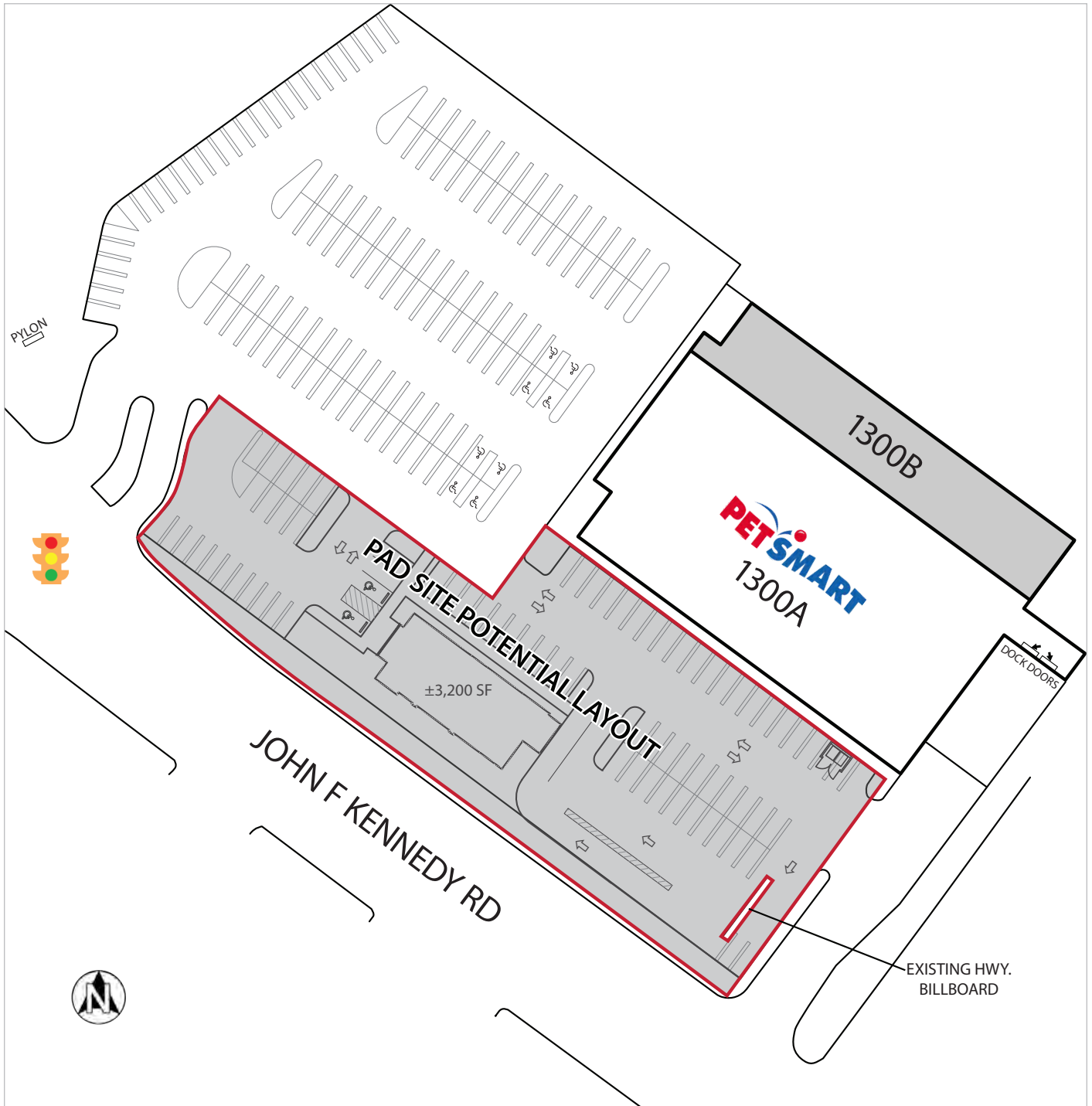
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www.sandordev.com
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UNIT	TENANT	DIMS.	S.F.
1300	PETSMART	140 x 146 IRR	22,526
PAD SITE AVAILABLE			



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