



SITE

RETAIL SPACE AVAILABLE 2,449 SF

FOR LEASE

4855 ASBURY ROAD | DUBUQUE, IA 52002



WSG
CRE

SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details	
Address	4855 Asbury Rd, Dubuque, IA 52002
Suite	4
Building Size	11,941 SF
Space Available	2,449 SF
County	Dubuque
Lot Size	0.99 Acres
Parcel Number	1020226022
Legal Description	LOT 1 COPPER MILL SUB
Year Built	1998
Property Taxes	\$43,086.00
Est. Op. Ex.	\$7.00 / SF
Lease Rate	\$12.50 / 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 salon space with hair/beauty stations built out ready to go
- Ample Parking
- Easily convertible space footprint to variety of retail uses - restaurant, service, retail, office, etc.
- Strong co-tenants including Jersey Mike's 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

4855 Asbury Rd | Dubuque, IA

EXTERIOR PHOTOS

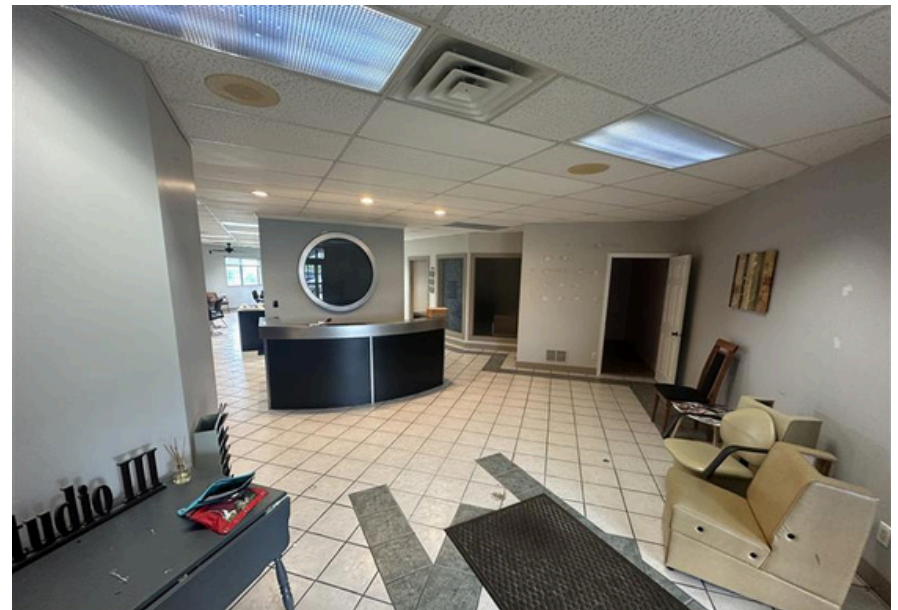


417 1st Avenue SE | Cedar Rapids, IA 52401

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4855 Asbury Rd | Dubuque, IA

INTERIOR PHOTOS



417 1st Avenue SE | Cedar Rapids, IA 52401

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AERIAL MAP



417 1st Avenue SE | Cedar Rapids, IA 52401

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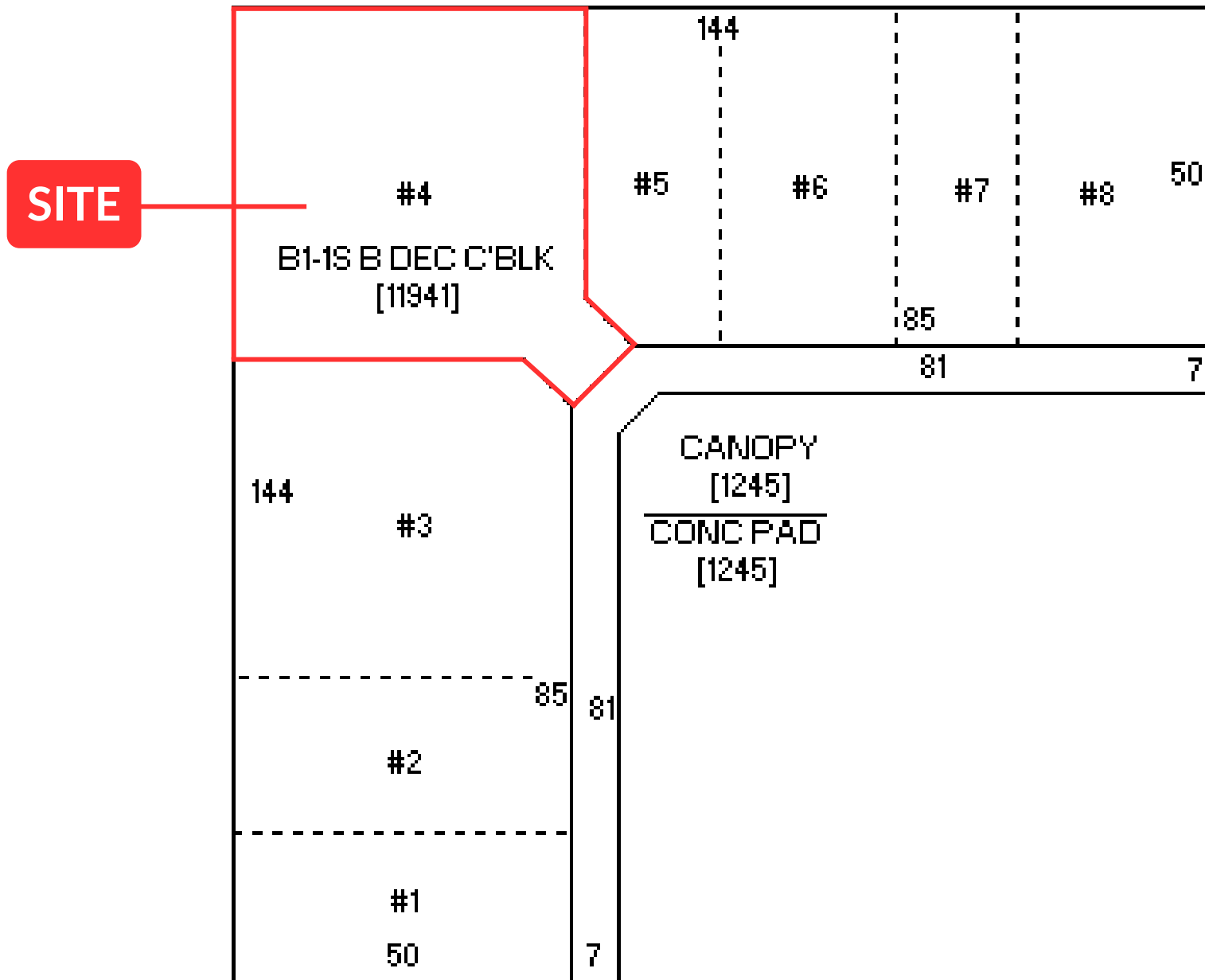


PARCEL MAP





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	4,793	21,815	46,395
	2025 Population	6,463	33,601	70,565
	Annual Population Growth Rate	-0.07%	-0.05%	0.06%
	2025 Median Age	40.5	40.5	38.6
	2025 Total Households	2,612	13,790	29,272
	Annual Household Growth Rate	0.08%	0.04%	0.18%
	2025 Average Household Income	\$105,165	\$101,819	\$90,834
	Daily Traffic Count: 18,600 VPD			



CONTACTS



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