

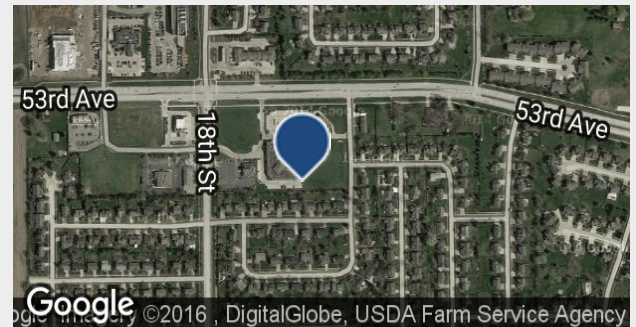


Crow Ridge Plaza – Phase II 2519 53rd Street

Bettendorf, Iowa 52722

Property Features

- Located in one of Bettendorf's fastest growing retail corridors
- Can accommodate 1,500 SF to 13,000 SF suites
- 4,000 SF corner suite that has great restaurant potential with possible outdoor seating in patio area
- Crow Ridge Plaza - Phase 1 tenants include: Charm Boutique, Olive Tree, Paddling Pooch, Farrell's Extreme Body Shaping and Meatheads Meat Market
- Pylon signage available
- Tenant improvement allowance negotiable
- New additions to the area include 40,000 SF Genesis Healthplex, McDonald's, Kwik Star and Ascentra Credit Union
- Expenses budgeted at \$8.08 SF



Lease Rate: \$19.75 PSF

| | |
|----------------|---|
| LOT SIZE: | 3.74 Acres |
| BUILDING SIZE: | 13,000 SF |
| AVAILABLE SF: | 1,500 - 13,000 SF |
| MLS ID # | 7036494, 7036495, 7036496, 7036497, 7036498, 7036499, 7036500, 7036501, 7036502, 7036503, 7036504, 7037258, 7037259 |

For more information:

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For Lease

Office/Retail Space Available

1,500 SF - 13,000 SF



Property Summary

| | |
|-----------------|-------------------------------|
| Lease Rate: | \$19.75 SF/yr (NNN) |
| Available SF: | 1,500 SF- 13,000 SF |
| Lot Size: | 3.74 Acres |
| Building Size: | 13,000 SF |
| Building Class: | A |
| Year Built: | 2015 |
| Zoning: | C-2 |
| Cross Streets: | 53rd Avenue & Brentwood Drive |
| Traffic Count: | 18,100 |

Property Overview

Crow Ridge Plaza Phase II Coming Soon!! Located in one of Bettendorf's fastest growing retail corridors. Nearby is a 40,000 SF medical office. Ascentra Credit Union, McDonald's, Ross' Restaurant, Crust Pizza, Kwik Star and many more. 4,000 SF anchor suite ideal for restaurant. Tenants currently in center include Charm Boutique, Paddling Pooch and Meatheads Meat Market, to name a few. Pylon sign available. Tenant improvement allowance negotiable.

Demographics

| | 1 Mile | 5 Miles | 10 Miles |
|--------------------|----------|----------|----------|
| Total Households: | 2,399 | 37,646 | 138,309 |
| Total Population: | 5,805 | 89,196 | 335,085 |
| Average HH Income: | \$93,286 | \$77,195 | \$61,953 |