

## Office/Retail Space Available

1,500 SF - 13,000 SF





## Crow Ridge Plaza – Phase II 2519 53<sup>rd</sup> 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		

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For Lease

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### **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:

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