



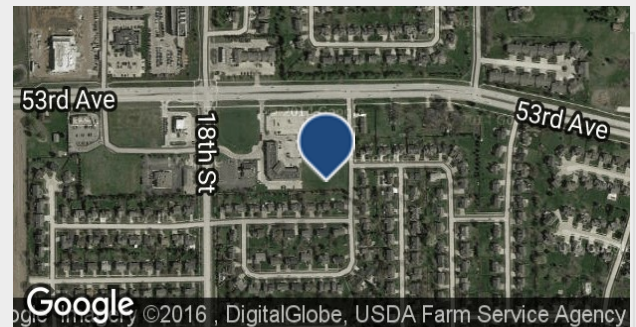
# Crow Ridge Plaza

## 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 including; 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:

**Shawn Langan**

563.343.6597 • slangan@ruhlcommercial.com

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

**Shawn Langan**  
o 563.343.6597  
c 563.355.4000  
slangan@ruhlcommercial.com

NAI Ruhl Commercial Company  
5111 Utica Ridge Rd  
Davenport, IA 52807  
563 355 4000  
[www.ruhlcommercial.com](http://www.ruhlcommercial.com)