



2225 Falcon Avenue

Bettendorf, Iowa 52722

Lease Rate: \$18.00 PSF (NNN)

Property Features

- 2,120 SF space available
- Newly constructed retail strip center located in Bettendorf's growth corridor with visibility to 53rd Street
- Adjacent to McDonald's and Ross' Restaurant
- Other nearby uses include retail, medical, and general office
- Pass-thru expenses - \$7.50 PSF
- Neighboring tenants include Central Standard Burgers, Beers & Stuff, AnnWich-Gluten Free, and Huiskamp Collins Investments



YEAR BUILT:	2015
BUILDING CLASS:	A
ZONING:	C-2
PARKING SPACES:	62
MLS ID:	7034041, 7034045

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	5,830	39,445	92,361
Total Households:	2,338	16,477	39,041
Average HH Income:	\$97,706.00	\$87,106.00	\$75,704.00



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