

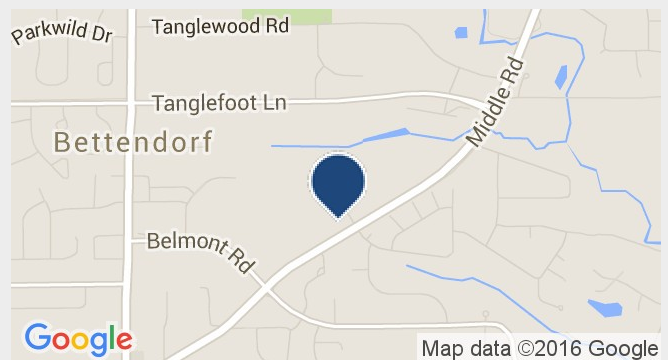


# 0 Middle Road

Bettendorf, Iowa 52722

## Property Features

- Prime 2.30 acre (100,145 SF) lot located on Middle Road in Bettendorf's golden triangle commercial area
- Ideal usage for retail or office
- High traffic counts: 10,700 VPD
- Area businesses include Lindquist Ford, Duck Creek Tire, Fareway, future University of Iowa Credit Union and many more
- Will subdivide, as agreed upon
- Buy 2.30 acres at \$9.25 PSF or 1.0 acre at \$9.75 PSF
- Best demographics in the state of Iowa



**Sale Price: \$1,395,700**

ACREAGE	PRICE/SF	PRICE
2.30 Acres	\$9.00	\$926,300
1 Acres	\$9.75	\$424,700

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	3,833	39,250	111,047
Total Households:	1,616	16,135	46,361
Average HH Income:	\$91,265.00	\$82,949.00	\$73,105.00

For more information:

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For Sale

# Prime Development Land



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