



2507-2515 53rd Avenue

Bettendorf, Iowa 52722

Lease Rate: \$14.00 PSF/YR (NNN)

Property Features

- Located in one of Bettendorf's fastest growing retail corridors
- New additions to the area include: 40,000 SF Genesis Healthplex, McDonald's, and Ascentra Credit Union
- Pylon signage available
- Crow Ridge tenants include: Salon Halo, Charm Boutique, Olive Tree Cafe, Paddling Pooch, Farrell's Extreme Body Shaping and Meatheads Meat Market
- Expenses: \$8.08 SF
- Introductory price of \$14.00 PSF good for a limited time only!

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	5,722	37,921	89,490
Total Households:	2,344	15,716	37,749
Average HH Income:	\$94,772.00	\$88,156.00	\$77,206.00



AVAILABLE SF:	1,495 - 1,540 SF
LEASE RATE:	\$14.00 PSF/yr (NNN)
LOT SIZE:	3.74 Acres
BUILDING SIZE:	20,831 SF
ZONING:	Commercial
MLS ID:	7031997, 7034530, 7037258, 7037259

For more information:



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For Lease

Crow Ridge Plaza Retail Suite



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