

For Lease
Retail/Office Suite
Crow Ridge Plaza



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:



Shawn Langan

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