



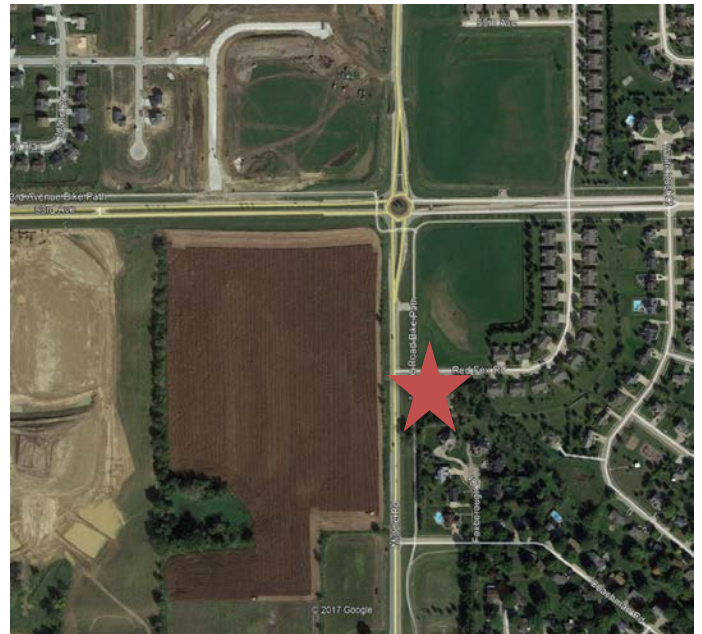
## 5123 Middle Road

Bettendorf, Iowa

**Lease Rates: \$12 - \$18 PSF (NNN)**

### Property Features

- Brand new office space available in the renovated Powell Financial Building
- New additions added to both the north and south side of the property
- Large office suites available for lease as well as a few small single offices
- Located near the roundabout on Middle Road near several new developments
- Among the new developments is the new Sports Complex
- Operating expenses: \$6.00 PSF



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For Lease  
**Powell Financial  
Building**



## Spaces Available

Suite 100C	1,000 SF	\$12.00 PSF
Suite 100F	1,924 SF	\$12.00 PSF
Suite 200E	2,851 SF	\$18.00 PSF
Suite 200EA	927 SF	\$18.00 PSF
Suite 200EB	1,924 SF	\$18.00 PSF

## 2017 Demographics

	1 Mile	3 Miles	5 Miles
Total Households	1,641	11,960	32,292
Total Population	4,623	30,557	79,406
Average Household Income	\$120,154	\$87,782	\$62,957
Average House Value	\$361,019	\$253,422	\$189,771