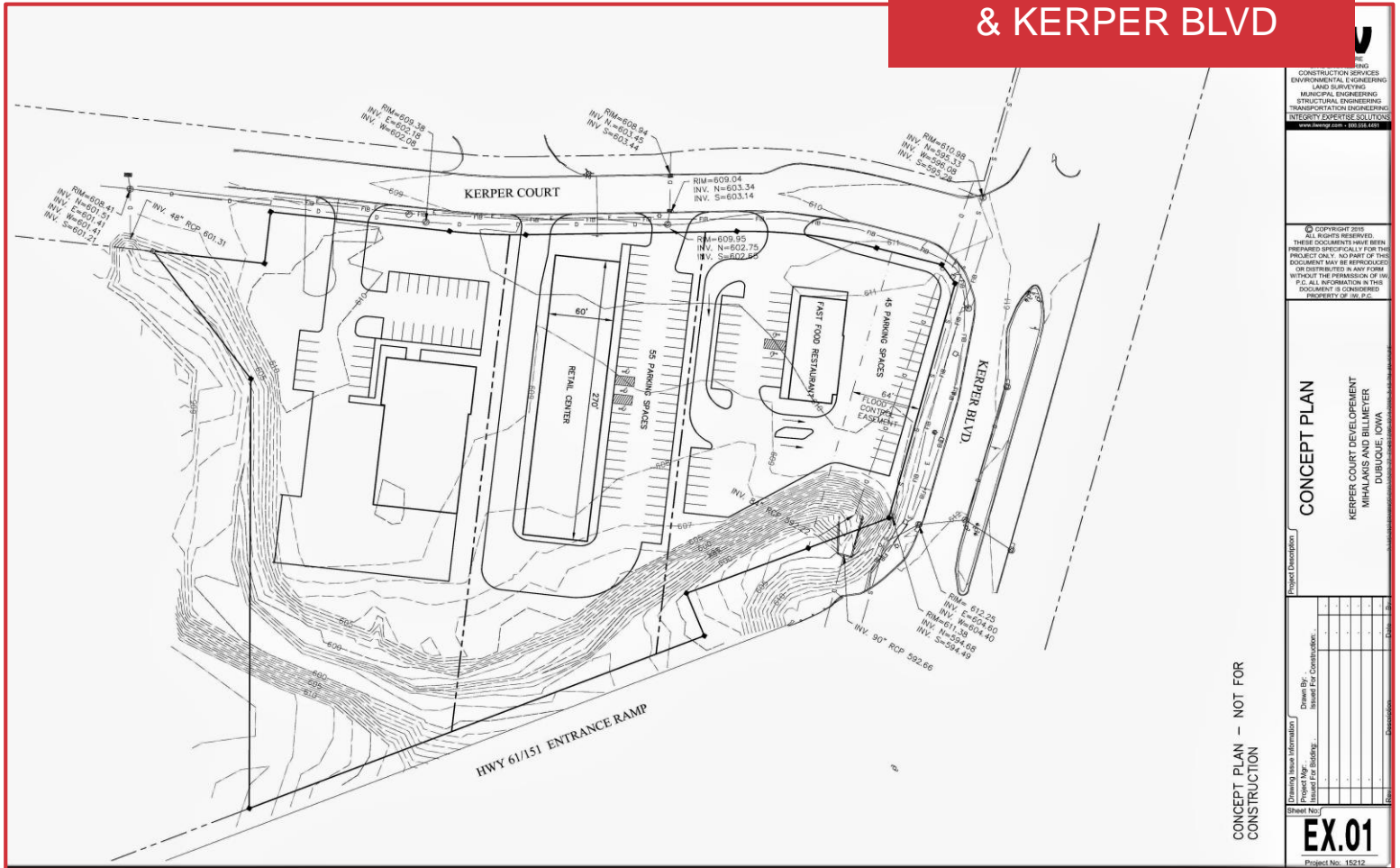


**DUBUQUE RETAIL  
LOTS FOR SALE  
US HWY 61 / 151  
& KERPER BLVD**



**Dubuque Retail Opportunity**  
US 151/61 & Kerper Blvd, Dubuque  
**Property Features**

- 3.46 Acres at US 151/61 & Kerper Blvd.
- Four-way interchange near Downtown Area.
- Divisible into 2 Retail Lots.
- Restaurant Lot – 1.57 Acres
- Shopping Center Lot – 1.82 Acres
- Fully Improved – City Water & Sanitary
- City Water & Sanitary Sewer available.
- No on-site storm water detention required.

**RETAIL DEVELOPMENT OPPORTUNITY**

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

**Site Demographics**

US Route 151/61 Traffic Count – 20,700  
Vehicles per day – 2012 Data

Kerper Blvd. Traffic Count – 11,800  
Vehicles per day – 2012 Data

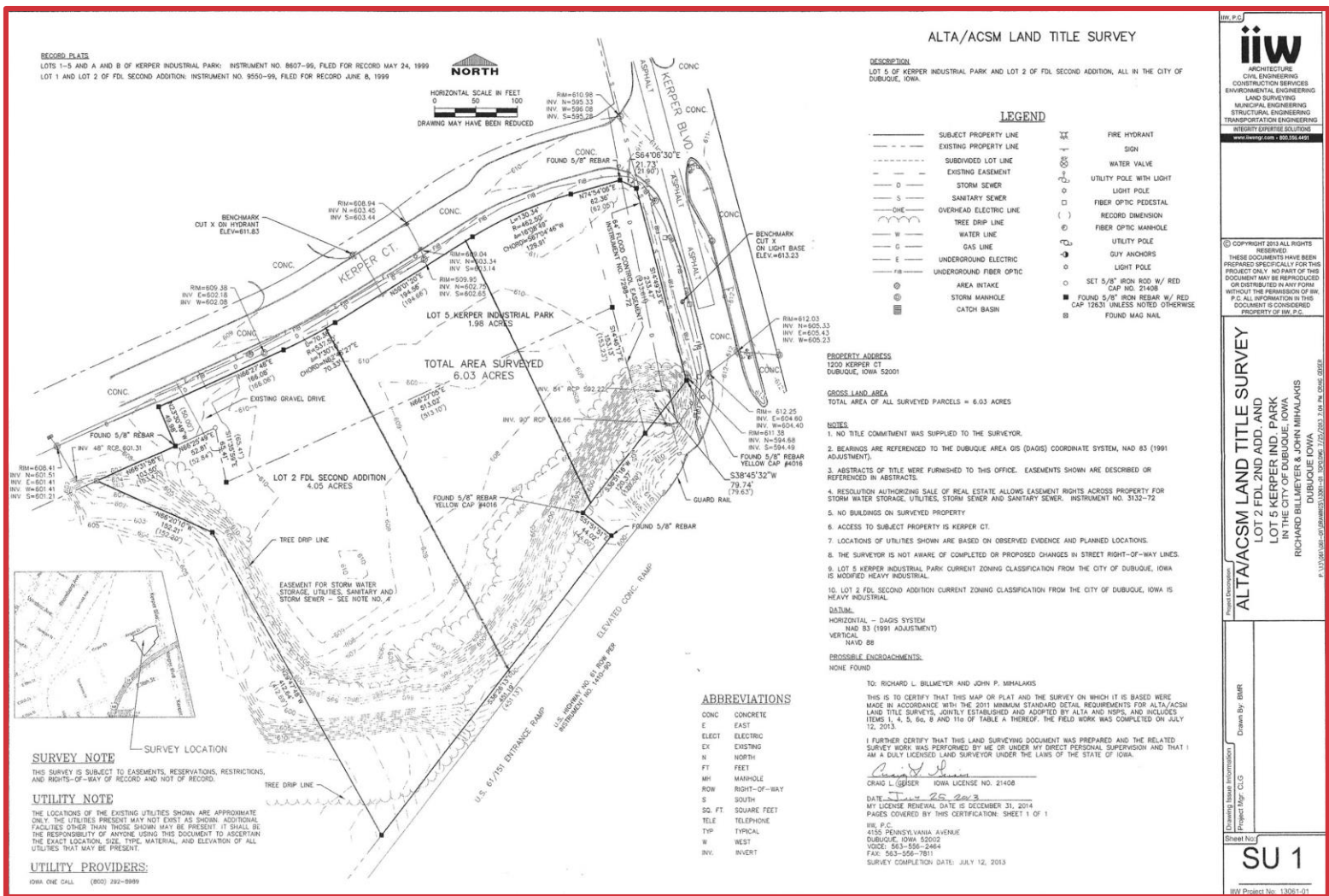
Site also offers significant daytime traffic  
during the normal business day: 8-5:00 PM

**For more information**

Ray Oczak, SIOR, CCIM  
NAI Ruhl Commercial Company  
Vice President – Tri States Region  
(630) 494-4700 Cell

[ROczak@RuhlCommercial.com](mailto:ROczak@RuhlCommercial.com)

[www.RuhlCommercial.com](http://www.RuhlCommercial.com)



## Site is Divisible into 2 Retail Lots

- Outstanding Restaurant Site & Shopping Center Site
- Located near a large daily work force with easy access to the Downtown Dubuque Business District.
- Site location is highly visible with from US 151/61 at Kerper Blvd & Kerper Court.
- Site is improved with City Water & Sanitary Sewer.
- Storm water detention can be discharged into the Bee Branch detention basin off site.
- A current ALTA ACSM and Topographical Survey from IIW Engineering is available from Sellers.
- The Best Retail Site in the Kerper Blvd Corridor!

## Kerper Corridor Demographics

Within a 10 Minute Drive  
 2013 Population = 43,658  
 Number of Households = 17,537

Within a 20 Minute Drive  
 2013 Population = 88,576  
 Number of Households = 35,251

Within a 30 Minute Drive  
 2013 Population = 126,142  
 Number of Households = 49,412