



## **Property Features**

- 1,500 4,050 SF available in new retail shopping center on one (1) acre lot
- Middle Road frontage
- Located across from Lindquist Ford, next to Vibrant Credit Union
- Strong neighborhood retail location
- Zoned C-1
- Building one tenants include: Anytime Fitness, Mathnasium and Athletico Physical Therapy
- Expenses budgeted at \$7.00 PSF
- Area businesses include Fareway, Hy-Vee, Papa Johns, Walgreens, Whitey's Ice Cream, Arby's and Rudy's Tacos

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.

For Lease - New Retail Shopping Center Quail Ridge Pointe 1,500-4,050 SF

3280 Ridge Pointe Road Bettendorf, IA 52722 Lease Rate: \$18.50 SF/yr (NNN)



## For more information:



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## **2017** Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,189	16,514	49,253
Total Population	6,803	40,861	120,259
Median Household Income	\$67,913	\$75,965	\$55,107
Median House Value	\$225,414	\$216,414	\$148,645



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