



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 John's, Walgreens, Whitey's Ice Cream, Arby's and Rudy's Tacos

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:



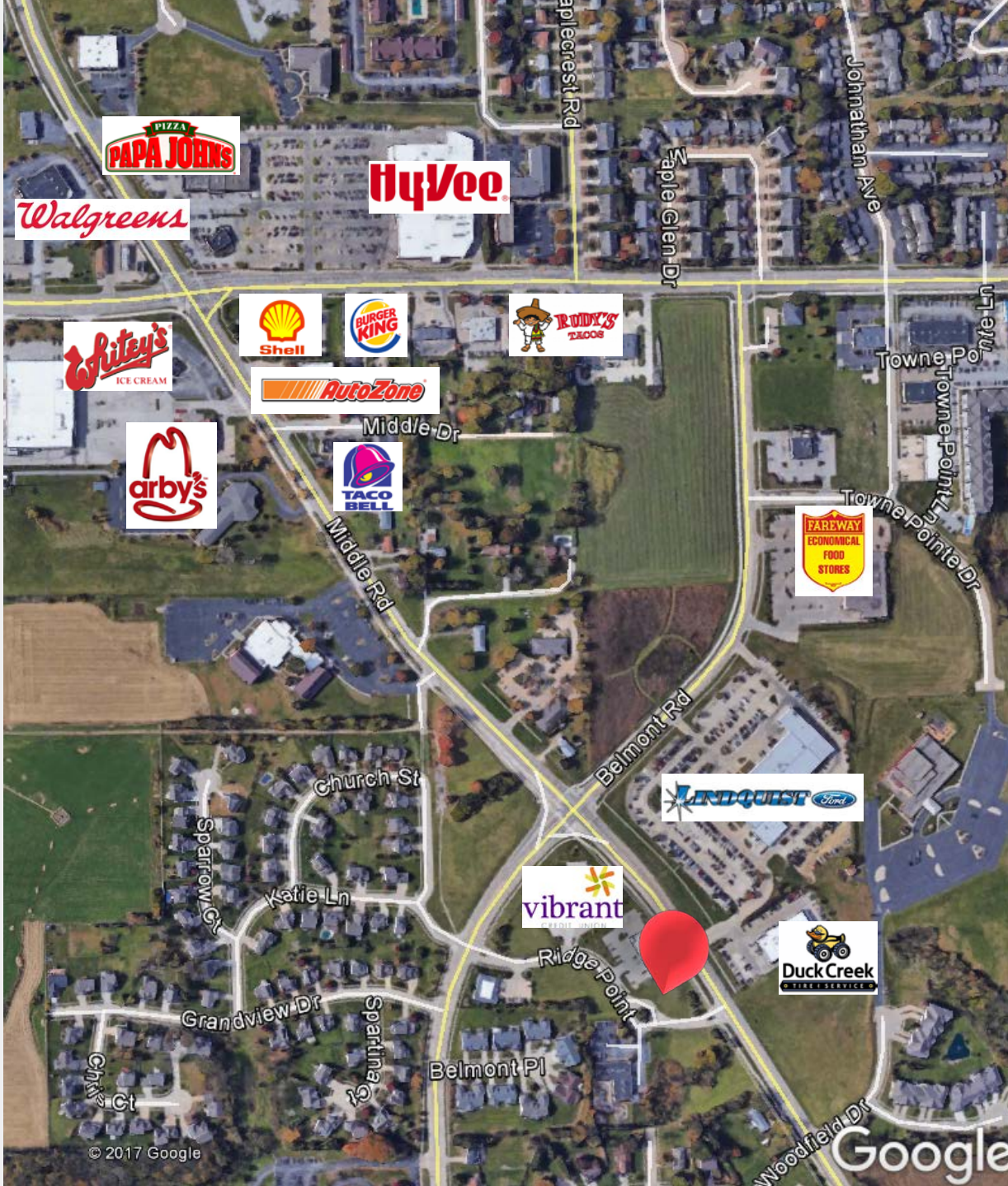
John G. Ruhl

President/Managing Broker

o 563.823.5126

c 563.320.5488

jruhl@ruhlcommercial.com



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

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