

Retail Space for Lease

New Development Dubuque, Iowa

**BUILDING SIZE:**

11,400 SF

AVAILABLE SF:

1800

YEAR BUILT:

2023

ZONING:

C-3 - General Commercial

Uses:

Retail

Restaurant

Office

Medical Office

ADDRESS:

3415 Stoneman Road; Unit 1, Dubuque, Iowa 52001

LOCATION:

In the heart of Dubuque's commercial district just off John F. Kennedy Road neighboring the Kennedy Mall and the new GreenState Credit Union building. 1/2 mile north of U.S. Highway 20/Dodge Street and nearby intersections include Wacker Drive and Pennsylvania Ave.

SUMMARY:

A unique opportunity for first generation, high-visibility space that is ideally located in the heart of Dubuque's commercial district. The available end cap offers a drive-through unit with ample room for stacking vehicles, parking ratio of 5.6/1,000 SF. Tenants will love the bright, open space with large windows and generous front patio.

**Equity Real Estate Group**

1055 UNIVERSITY AVENUE
DUBUQUE, IOWA 52001

WWW.EQUITYDBQ.COM

Steve Davis, CCIM

Broker/Owner

563.542.3519
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Licensed in Iowa

OVERVIEW

Modern new construction located adjacent to the new GreenState Credit Union building and Kennedy Mall. This location is situated in the heart of Dubuque's primary commercial corridor with great visibility and access to JFK Road. The 1800 SF drive-thru end-cap unit is positioned on the north side of the building facing Kennedy Mall. Tenants include Nektèr Juice Bar, Switch Homes sales office and two others yet to be announced including a med spa franchise and a group fitness franchise. Two EV charging stations are provided for tenants and their customers.

PROPERTY HIGHLIGHTS

- Great visibility just off JFK
- Daily Traffic Counts 22,400 (Q3 2021; JFK Road @ Stoneman Road)
- Signage Available
- 70 Parking Spaces
- Negotiable TI Allowances

PROPERTY SUMMARY

- Asking Price: \$23/SF/YR
- Operating Expense (est.): \$6.50
- Year Built: 2023
- Lot Size: 1.50 Acres
- Total SF: 65,166 SF

LOCATION HIGHLIGHTS

- Established Commercial District
- Heavy Traffic Counts
- Great Access and Flow
- Highly visible commercial district



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AERIAL MAP



3415 Stoneman Road

75 John F. Kennedy Rd



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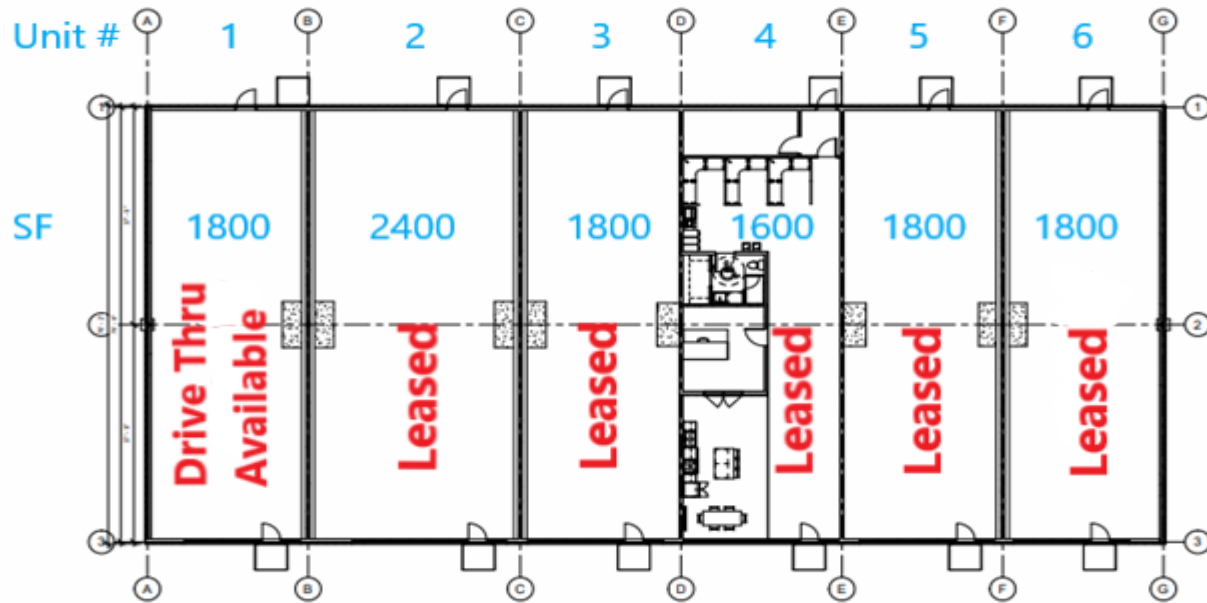
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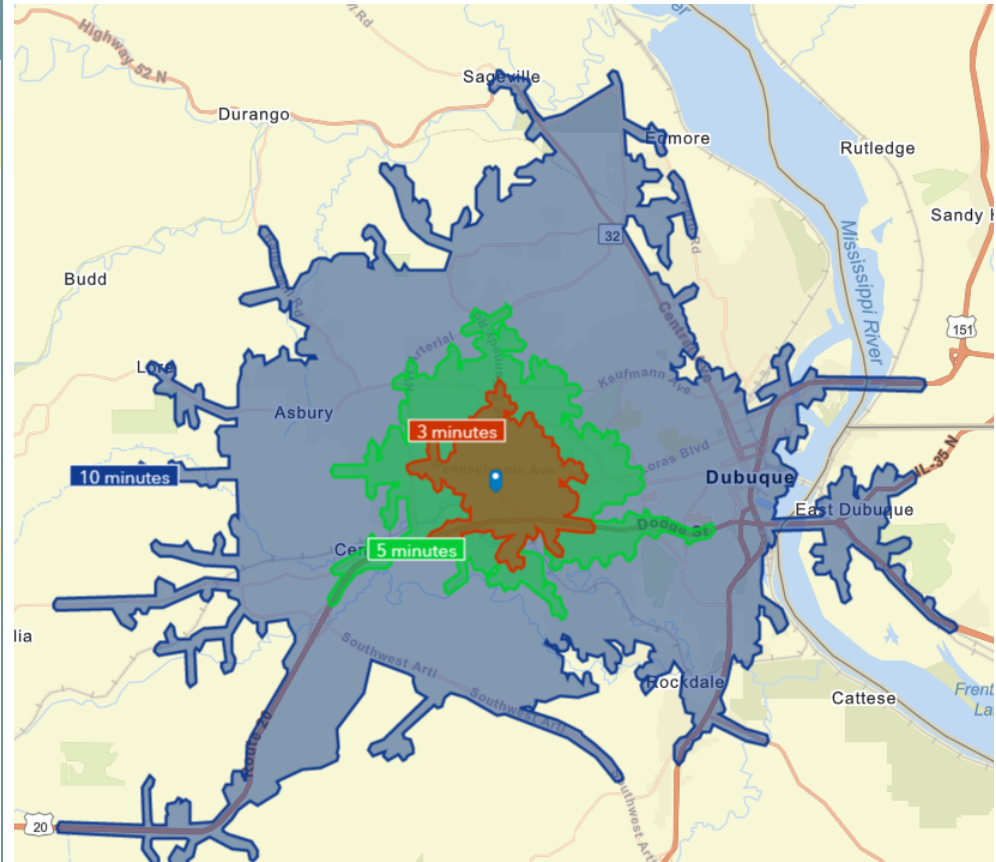
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Lease Plan



Demographics

Income, Households & Population			
	3 Minutes	5 Minutes	10 Minutes
Income & Households			
2021 Average Household Income	\$64,588	\$73,230	\$77,445
2021 Household Units	2,904	8,561	24,545
Owner Occupied	1,669	5,606	15,479
Renter Occupied	1,014	2,293	7,048
Average Household Size	2.04	2.15	2.33
Population			
2021 Population	5,733	17,877	55,719
2021 Male Population	46.8%	47.8%	49.1%
2021 Female Population	53.2%	52.2%	50.9%
2021 Median Age	45.8	42.8	38.8



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STREET MAP



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PROPERTY PHOTOS—As of May 2023



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