

Retail Space | For Lease

New Development

**BUILDING SIZE:**

7,350 SF

AVAILABLE SF:

7350

YEAR BUILT:

2023 (Jan 1 2024 Completion)

ZONING:

C-3 - General Commercial

Uses:

Retail
Restaurant
Office
Medical Office

ADDRESS:

3315 John F. Kennedy Road, Dubuque, Iowa

LOCATION:

At the NW Corner of JFK & NW Arterial adjacent to the Dubuque Soccer Complex, paved bike trail and near the entrance to the Arboretum. The area is in the path of growth to include several large housing projects including single family, independent living senior housing and a 390-unit apartment development.

SUMMARY:

A unique opportunity for first generation commercial space strategically positioned in a neighborhood experiencing tremendous residential growth along one of Dubuque's primary connectors, the NW Arterial. The center will enjoy high visibility from the adjacent roadways and signalized access at JFK & 32nd Street. The modern and quality design will offer 1350 & 1500 SF spaces with a drive-through opportunity in the prime position.

**Equity Real Estate Group**

1055 UNIVERSITY AVENUE
DUBUQUE, IOWA 52001

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Steve Davis, CCIM

Broker/Owner

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Licensed in Iowa

OVERVIEW

Modern new construction located adjacent to the Dubuque Soccer Complex and the NW Arterial. Tenant has their choice of five positions in the building including a drive-through option with ample room for stacking of vehicles. Delivery of units according to tenant specs is expected January 1, 2024. Construction is currently in progress.

PROPERTY HIGHLIGHTS

- Great visibility and access
- Increasing Daily Traffic Counts 14,000 (NW Arterial) and 8,500 (JFK) in the path of growth
- Signage Available
- 49 Dedicated Parking Spaces (6.5/1000 SF)
- TIA = \$21 or \$23/SF depending on unit

PROPERTY SUMMARY

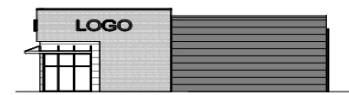
- Asking Price: \$23 endcaps/\$21 inline
- Operating Expense (est.): \$6.50
- Year Built: 2023 (June groundbreaking)
- Warm Grey Shell Delivery
- Lot Size: 1.36Acres
- Total SF: 59,242 SF

LOCATION HIGHLIGHTS

- Highly Active Crossroads Locale
- Heavy Traffic Counts
- Great Access and Flow
- Highly-Desired Demographic
- Path of Significant Growth



A4 NORTH ELEVATION
1/16" = 1'-0" 0" 24"



D2 WEST ELEVATION
1/16" = 1'-0" 0" 24"



A6 SOUTH ELEVATION
1/16" = 1'-0" 0" 24"



A2 EAST ELEVATION
1/16" = 1'-0" 0" 24"

MATERIAL FINISH LEGEND

	MANUFACTURED STONE VENEER - CENTURION "AUSTIN"
	FIBER CEMENT CLADDING - NICHIBA "VINTAGEWOOD REDWOOD"
	FIBER CEMENT LAP SIDING - PAINT SHERWIN WILLIAMS 7059 "IRON GRE"

BUILDING ELEVATIONS

3300 BLOCK JOHN F. KENNEDY RD, DUBUQUE, IA

SWITCH DEVELOPMENT @ JFK

11-18-2022
LEASING PLAN
1214480

SHIVEHATTERY
ARCHITECTURE-ENGINEERING

A2

2/3



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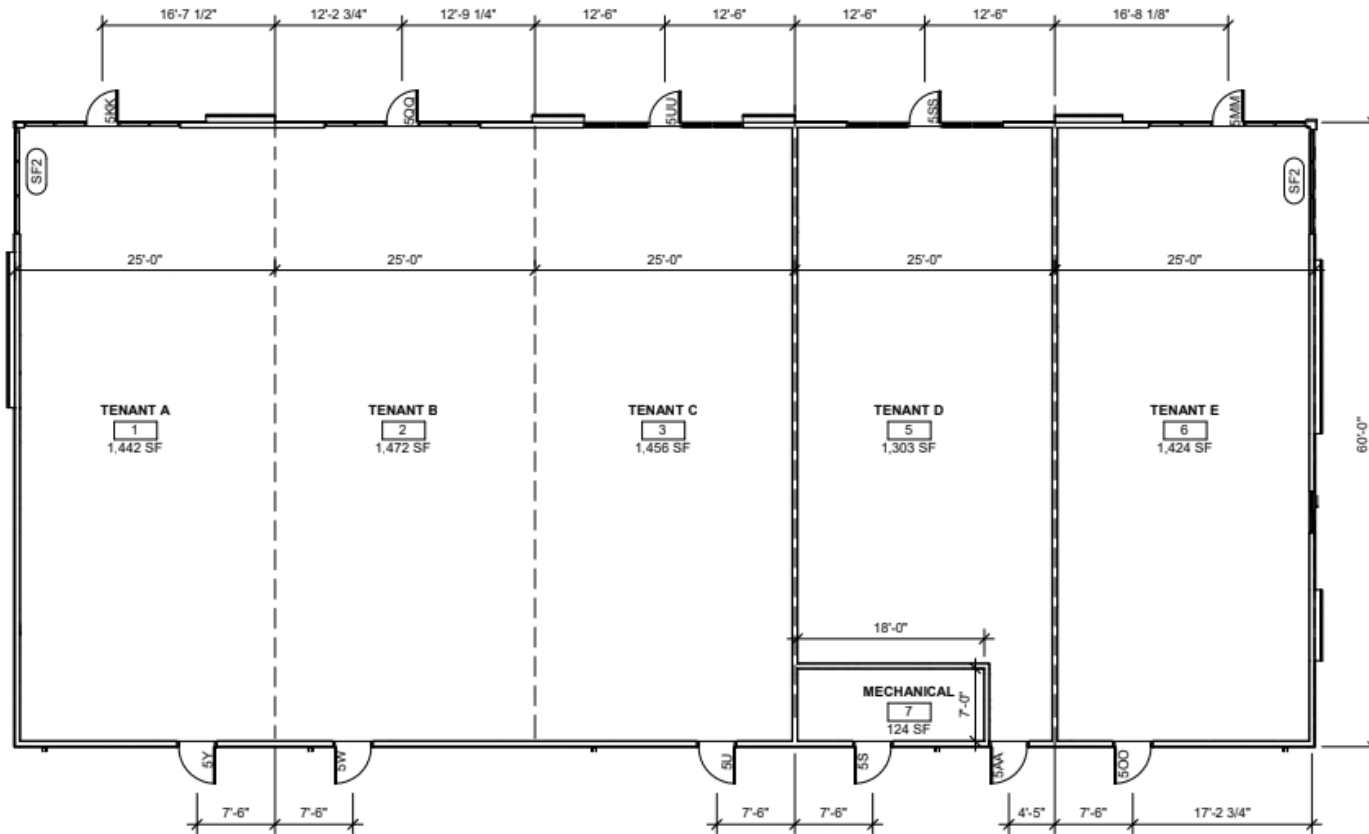
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AERIAL MAP



Lease Plan



FIRST FLOOR LEASING PLAN

A1

1" = 10' - 0"

3300 BLOCK JOHN F.
KENNEDY RD., DUBUQUE, IA

SWITCH DEVELOPMENT @ JFK

11-18-2022
LEASING PLAN
1214480

SHIVEHATTERY
ARCHITECTURE+ENGINEERING

1/3



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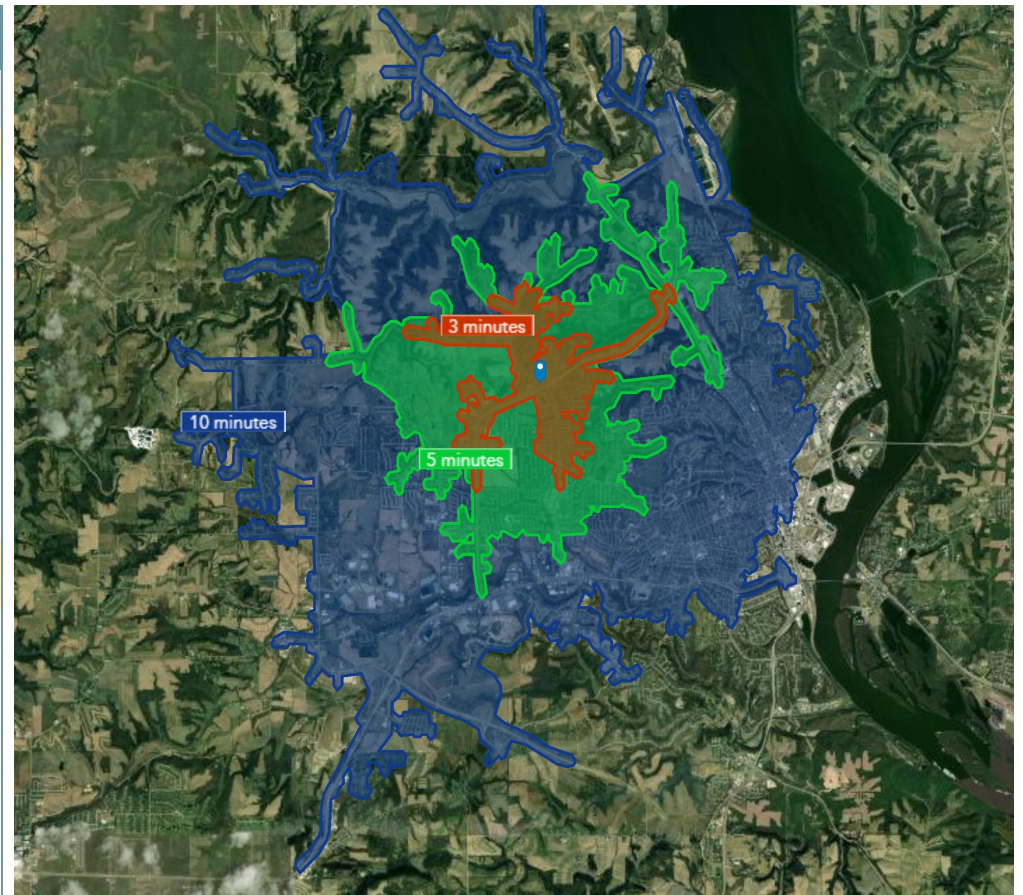
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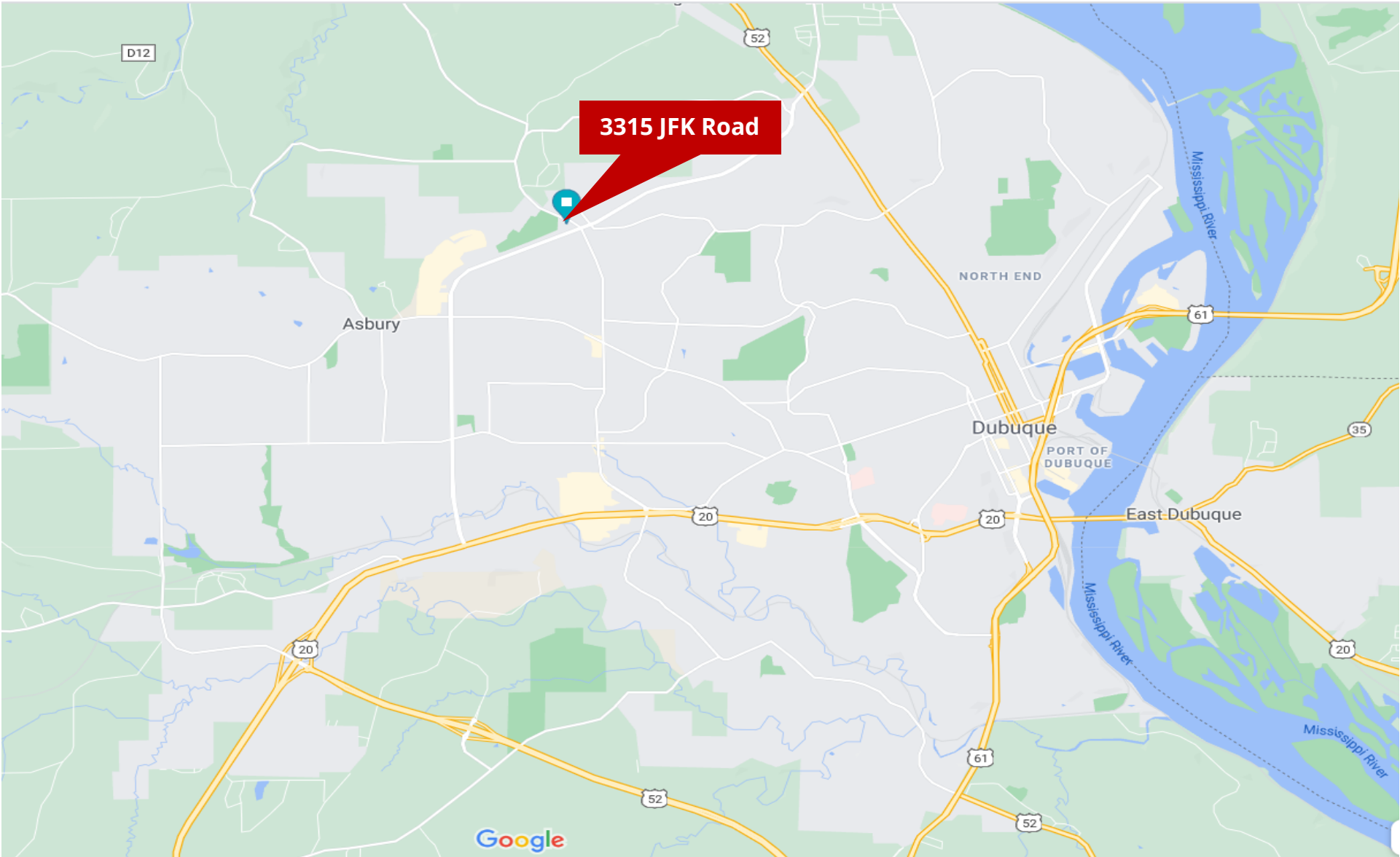
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Demographics

Income, Households & Population			
	3 Minutes	5 Minutes	10 Minutes
Income & Households			
2022 Median Household Income	\$86,529	\$66,397	\$59,156
2022 Wealth Index	139	93	75
2022 Household Units	1,207	6,457	25,711
Owner Occupied	916	4,567	25,711
Renter Occupied	231	1,523	7,343
Population			
2022 Population	2,862	14,424	57,814
2022 Male Population	48.7%	47.8%	48.9%
2022 Female Population	51.3%	52.2%	51.1%
2022 Median Age	44.7	44.4	39.1



STREET MAP



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Renderings



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