

# Retail Space for Lease New Development

## Bettendorf, Iowa

**BUILDING SIZE:**

13,300 SF

**AVAILABLE SF:**

1,800-13,300

**YEAR BUILT:**

2024 Completion

**ZONING:**

C-2 - Community Commercial District

**Uses:**

Retail

Restaurant

Office

Medical Office

**ADDRESS:**

2570 Middle Road, Bettendorf, Iowa

**LOCATION:**

Along one of Bettendorf's most prominent retail corridors, the Middle Road location is situated just east of hard corner at Spruce Hills Drive. In proximity to Palmer Hills Golf Course, Middle Park and the new 62-unit independent senior housing cooperative. A distance of 1.1 miles east of the I74/Middle Road interchange.

**SUMMARY:**

A unique opportunity for first generation commercial space that is ideally located in the heart of Bettendorf's commercial corridor. The beautifully-designed building will feature a 2850 SF endcap, drive-through with ample room for stacking vehicles and the opportunity for customized size needs prior to the start of construction.

**Equity Real Estate Group**

1055 UNIVERSITY AVENUE  
DUBUQUE, IOWA 52001

[WWW.EQUITYDBQ.COM](http://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 62-unit independent living senior community and Palmer Hills Golf Course. This location is situated in the heart of Bettendorf's commercial corridor with great visibility and access to Middle Road. Units may vary in size from 1800 SF, 2900 SF and up .The building offers six units with space divisible to as little as 1,800 SF. Delivery of units according to tenant specs is expected in Q1 2023.

## PROPERTY HIGHLIGHTS

- Great visibility off Middle Road
- Daily Traffic Counts 21,100 +
- Well-established population area
- 70+ Parking Spaces
- Negotiable TI Allowances

## PROPERTY SUMMARY

- Asking Price: \$22/SF/YR inline; \$24/SF/YR endcap
- Pass Through Expenses (est.): \$6.50/SF/YR
- Warm Gray Shell Delivery
- Year Built: 2024 (planned completion)
- Lot Size: 1.42 Acres
- Total SF: 61,855 SF

## LOCATION HIGHLIGHTS

- Established Commercial District
- Heavy Traffic Counts
- Great Access and Flow
- Preferred Demographics within 5 minute drive of the neighborhood retail center



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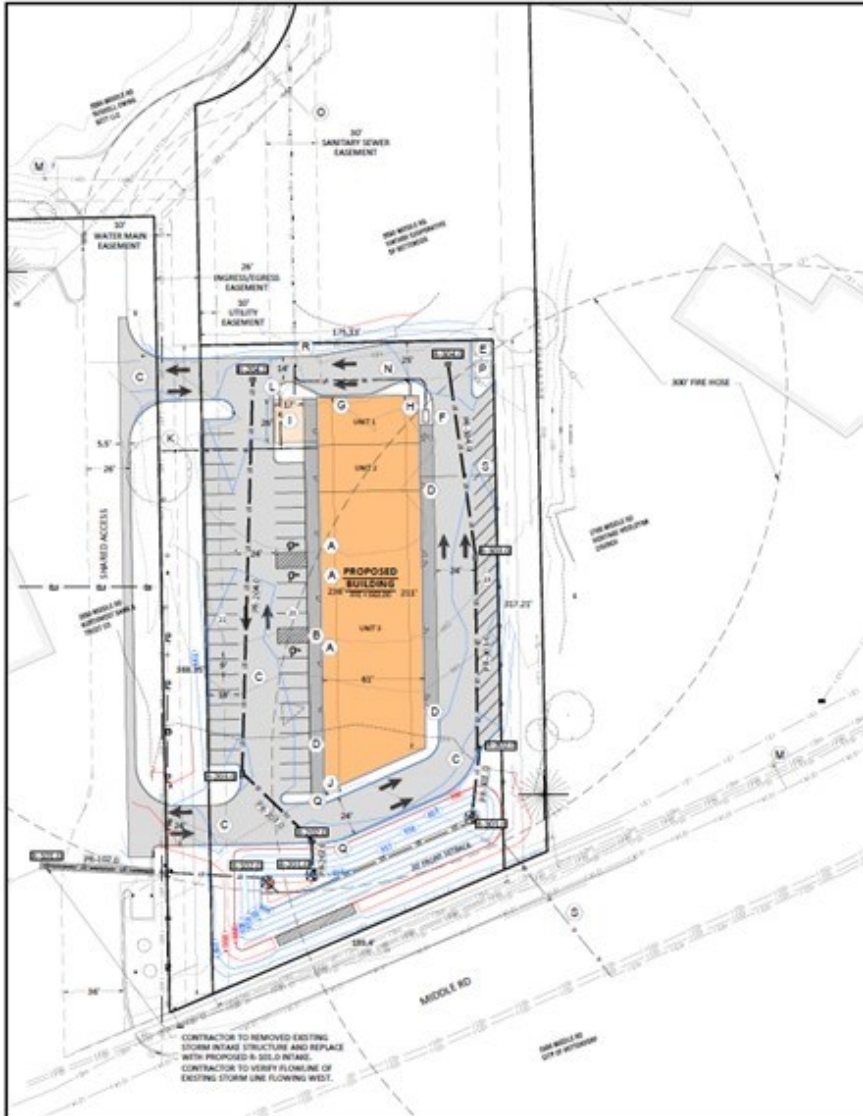
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# AERIAL MAP



# Site Plan



### LOT INFORMATION

**LOT SIZE**  
61,870 SF (1.42 ACRES)

**CURRENT ZONING**  
C-2 COMMERCIAL COMMERCIAL DISTRICT

**ZONING REQUIREMENTS**

FRONT SETBACK	20'
SIDE SETBACK	0'
SIDE SETBACK, STREET	20'
REAR SETBACK	0'

### PARKING REQUIREMENTS

**UNIT 1**

RESTAURANT	1,000 SF
PARKING REQUIRED	1 SPACE / 30 SF CUSTOMER SERVICE AREA
<b>29 SPACES</b>	

**UNIT 2**

VET CLINIC	1,600 SF
PARKING REQUIRED	1 SPACE / 300 SF
<b>4 SPACES</b>	

**UNIT 3**

GENERAL OFFICE	9,439 SF
PARKING REQUIRED	1 SPACE / 230 SF
<b>38 SPACES</b>	

**TOTAL PARKING REQUIRED** 76 SPACES  
**TOTAL PARKING PROVIDED** 66 SPACES

### GENERAL NOTES

- CONNECT DOWNSPROUTS TO ADJACENT STORM SEWER WITH 4" HOSE. SEE ARCHITECTURAL PLANS FOR LOCATION.
- PVC WATER SERVICE TO HAVE TRACER WIRE IN ACCORDANCE WITH SUDAS AND BETTENDORF WATER DEPARTMENT REQUIREMENTS.

### SITE & UTILITY PLAN KEYNOTES

- (A) PROPOSED ADA PARKING SIGN.
- (B) PROPOSED ADA CURB RAMP WITH DETECTABLE WARNING SURFACE. REFER TO SUDAS DETAIL 7030.207.
- (C) PROPOSED PCC HEAVY DUTY PAVEMENT. SEE DETAIL #1, SHEET C-400.
- (D) PROPOSED PCC INTEGRAL SORFWALK. SEE DETAIL #2, SHEET C-400.
- (E) PROPOSED DUMPSTER ENCLOSURE. SEE DETAIL #1, SHEET C-900.
- (F) PROPOSED GARAGE RECEPTION. SEE MECHANICAL PLAN FOR CONTINUATION.
- (G) PROPOSED DRIVE THRU WINDOW.
- (H) PROPOSED ORDER BOARD.
- (I) PROPOSED OUTDOOR PATIO SEATING.
- (J) PROPOSED FDC LOCATION.
- (K) PROPOSED 104 LF OF 4" PVS SCHEDULE 40 OR CLASS 200 POLYETHYLENE WATER SERVICE TO BUILDING. CONTRACTOR TO PROVIDE CURB STOP 4' FROM FACE OF BUILDING AND SPOT FOR FIRE AND DOMESTIC. CONNECT TO EXISTING WATER MAIN PER IOWA AMERICAN WATER AND CITY OF BETTENDORF REQUIREMENTS. SEE PLUMBING PLANS FOR CONTINUATION.
- (L) INSTALL FIRE HYDRANT ASSEMBLY.
- (M) EXISTING FIRE HYDRANT ASSEMBLY.
- (N) PROPOSED 4" SANITARY SEWER SERVICE (SDR 23.5, F-3 BEDDING). CONNECT TO EXISTING STUB. CONTRACTOR TO LOCATE AND VERIFY LOCATION. SEE MECHANICAL PLAN SHEET P-201 FOR CONTINUATION.
- (O) CONNECT STORM SEWER TO EXISTING STORM STUB. CONTRACTOR TO LOCATE AND VERIFY LOCATION.
- (P) PROPOSED ELECTRIC TRANSFORMER. SEE ELECTRICAL PLAN SHEET ES-01 FOR CONTINUATION.
- (Q) PROPOSED "BEGIN ONE WAY" SIGN.
- (R) PROPOSED "DO NOT ENTER" SIGN.
- (S) 3/4" LF GAS SERVICE SEE MECHANICAL PLANS FOR CONTINUATION. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY ON FINAL SERVICE LOCATION AND CONNECTION.

STORM SEWER STRUCTURES					
STRUCTURE ID	TYPE	RIM / FG	INFLOW PIPE IS	OUTFLOW PIPE IS	
201.0	SM-511	657.63	12" E-454.811	12" E-454.811	
201.0	PROPOSED FOND/UTRAL STRUCTURE	658.06	12" E-454.811	12" E-454.811	
201.0	SM-511	658.09	12" E-454.811	12" E-454.811	
201.0	SM-511	660.46	12" E-454.24 909	12" E-454.24 1	
201.0	SM-511	660.71	12" E-454.76 9	12" E-454.88 12	
204.0	SM-511	661.27		12" E-454.81 1	
201.0	SM-511	658	12" E-454.81 9	12" E-454.81 1	
201.0	SM-511	660.43	12" E-454.41 9	12" E-454.81 1	
201.0	SM-511	660.43	12" E-457.27 9	12" E-457.47 1	
204.0	SM-511	661.27		12" E-454.81 1	

STORM SEWER PIPE TABLE								
PIPE ID	STRUCTURE IS	STRUCTURE OS	INVERT IS	INVERT OS	LENGTH (FEET)	SLOPE	SIZE (IN)	NOTES
201.0	201.0	201.0	658.06	658.06	500	0.75%	8	HDPE Pipe
201.0	201.0	201.0	658.24	658.09	31	0.75%	12	Concrete Pipe
201.0	201.0	201.0	658.06	658.24	74	0.75%	12	Concrete Pipe
204.0	204.0	201.0	658.21	658.76	227	0.75%	12	Concrete Pipe
201.0	201.0	201.0	658.21	658.09	40	0.75%	12	Concrete Pipe
201.0	201.0	201.0	657.47	658.41	125	0.75%	12	Concrete Pipe
204.0	204.0	201.0	658.45	657.27	227	0.75%	12	Concrete Pipe



DATE	
DESCRIPTION	
BY	
CHECKED	
DATE	
DESCRIPTION	
BY	
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DATE	

PROJECT: SWITCH COMMERCIAL  
2570 MIDDLE ROAD  
BETTENDORF, IOWA, 52722

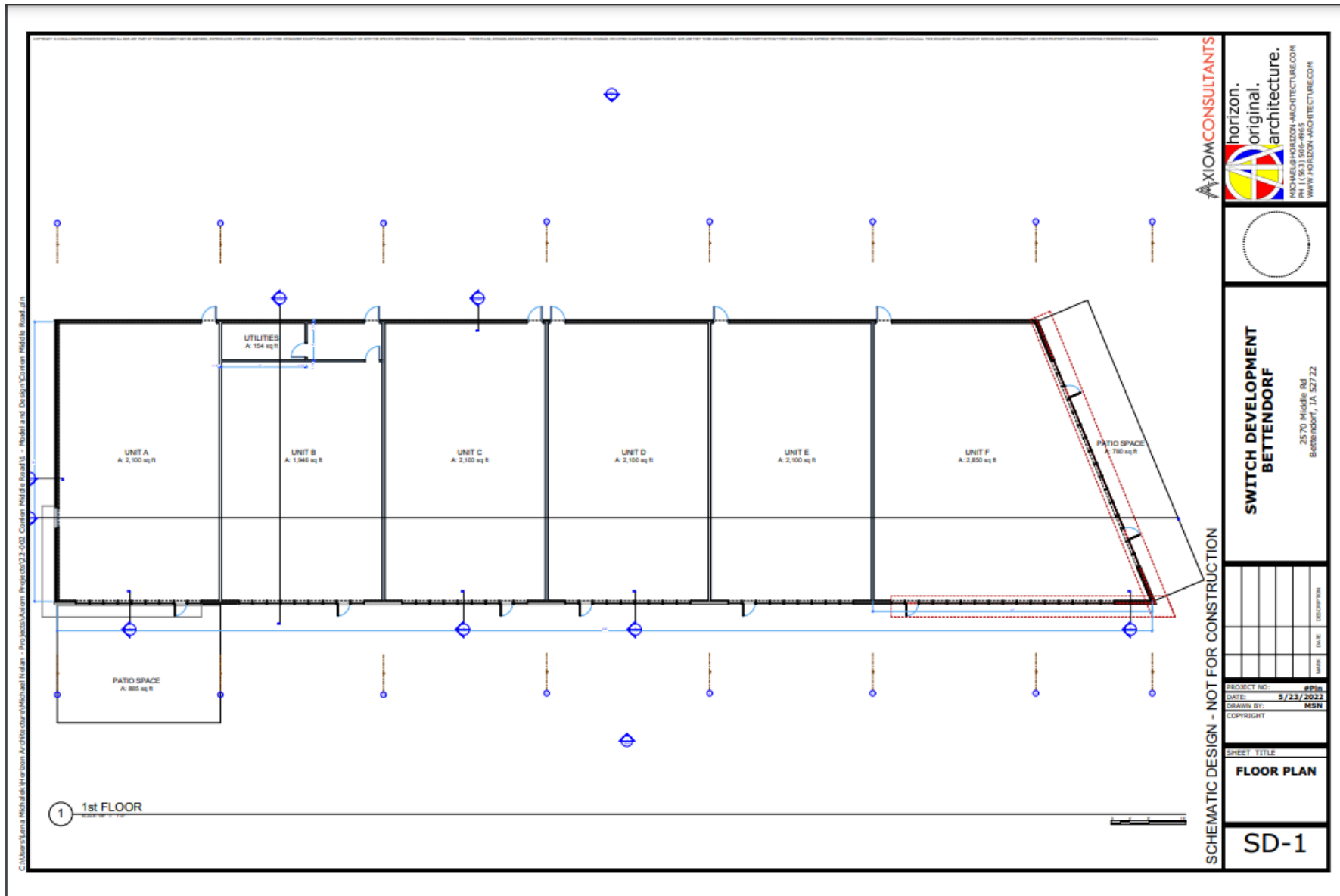
NOT FOR CONSTRUCTION  
OVERALL SITE & UTILITY PLAN  
DATE: 2.2.2024  
NO. 15  
C-200



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# Floor Plan



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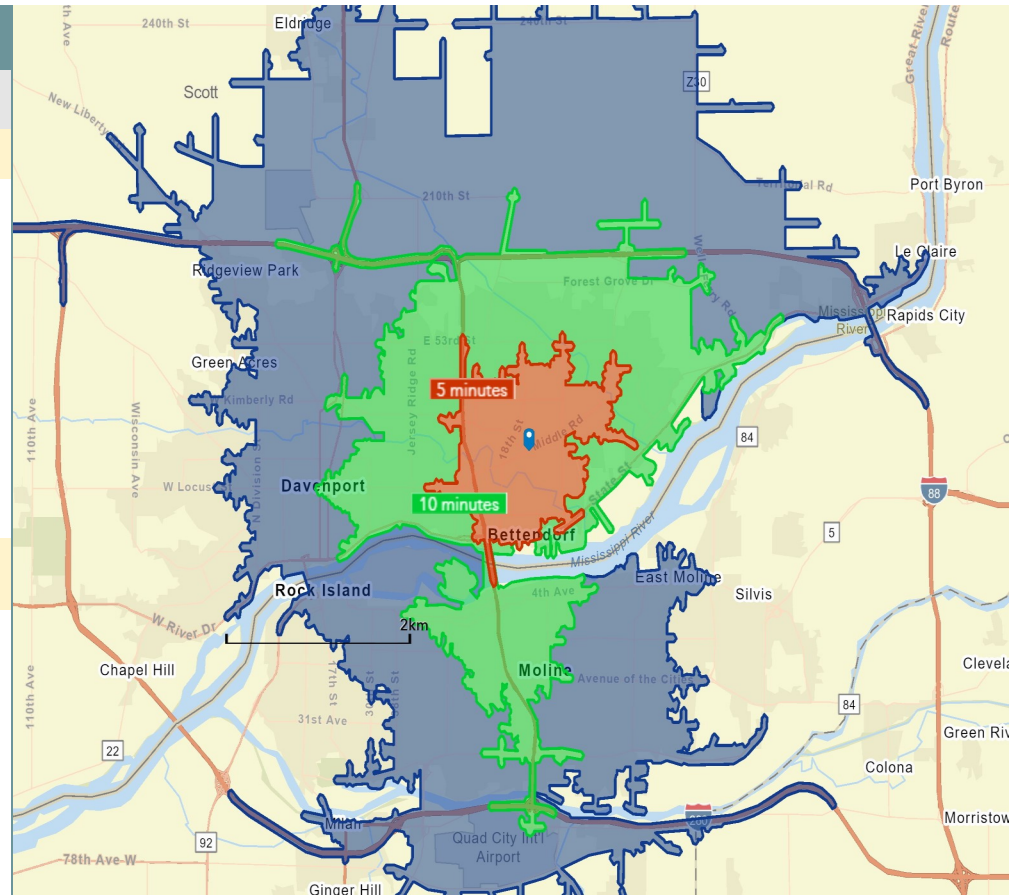
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# Demographics

Income, Households & Population			
	5 Minutes	10 Minutes	15 Minutes
<b>Income &amp; Households</b>			
2021 Average Household Income	\$98,046	\$99,475	\$69,817
2021 Household Units	10,960	26,749	49,010
Owner Occupied	7,335	15,536	27,202
Renter Occupied	2,917	8,747	17,593
Average Household Size	2.28	2.41	2.26
<b>Population</b>			
2021 Population	23,479	59,369	106,431
2021 Male Population	48.3%	49.1%	48.7%
2021 Female Population	51.7%	50.9%	51.3%
2021 Median Age	42.5	39.0	39.1



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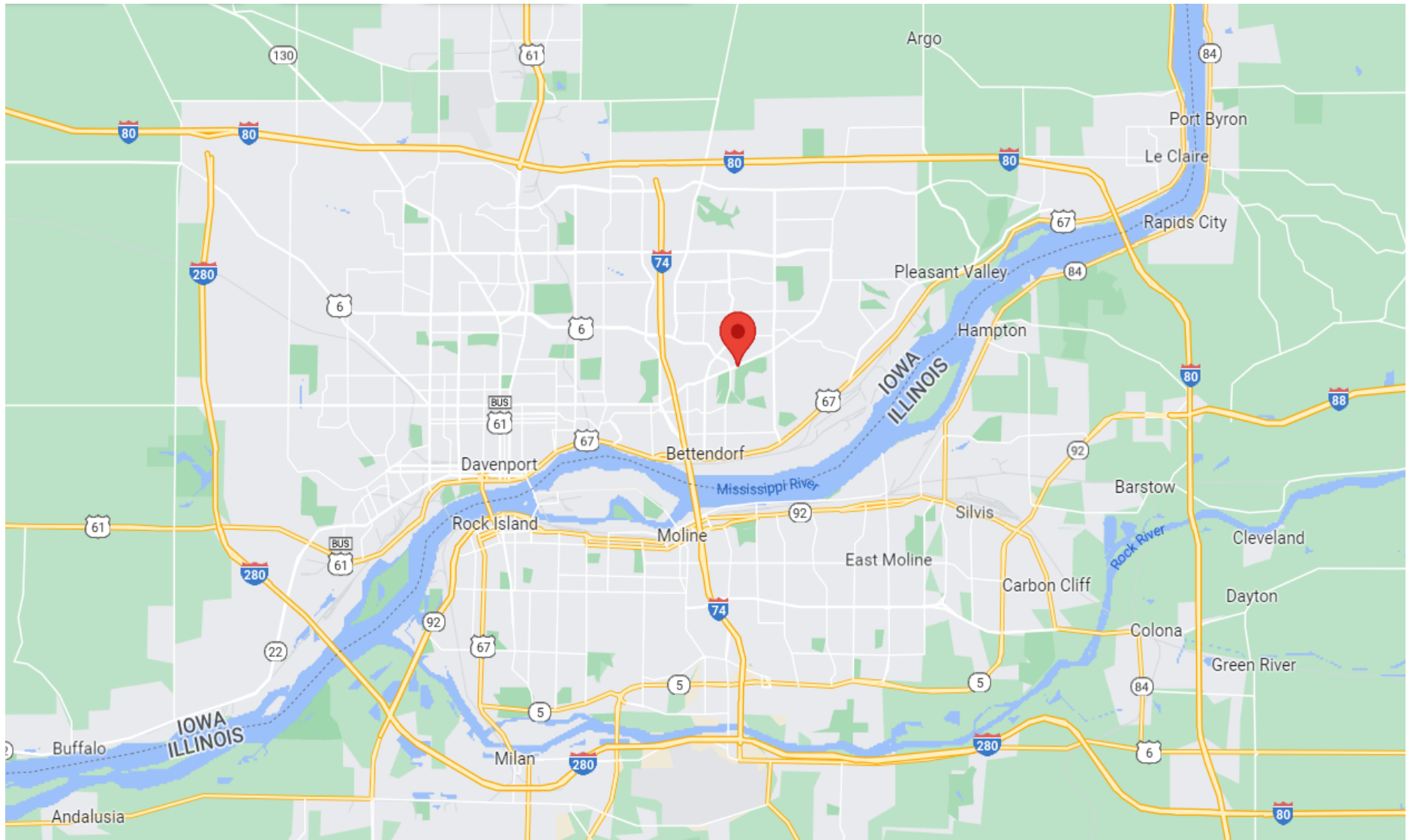
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# STREET MAP



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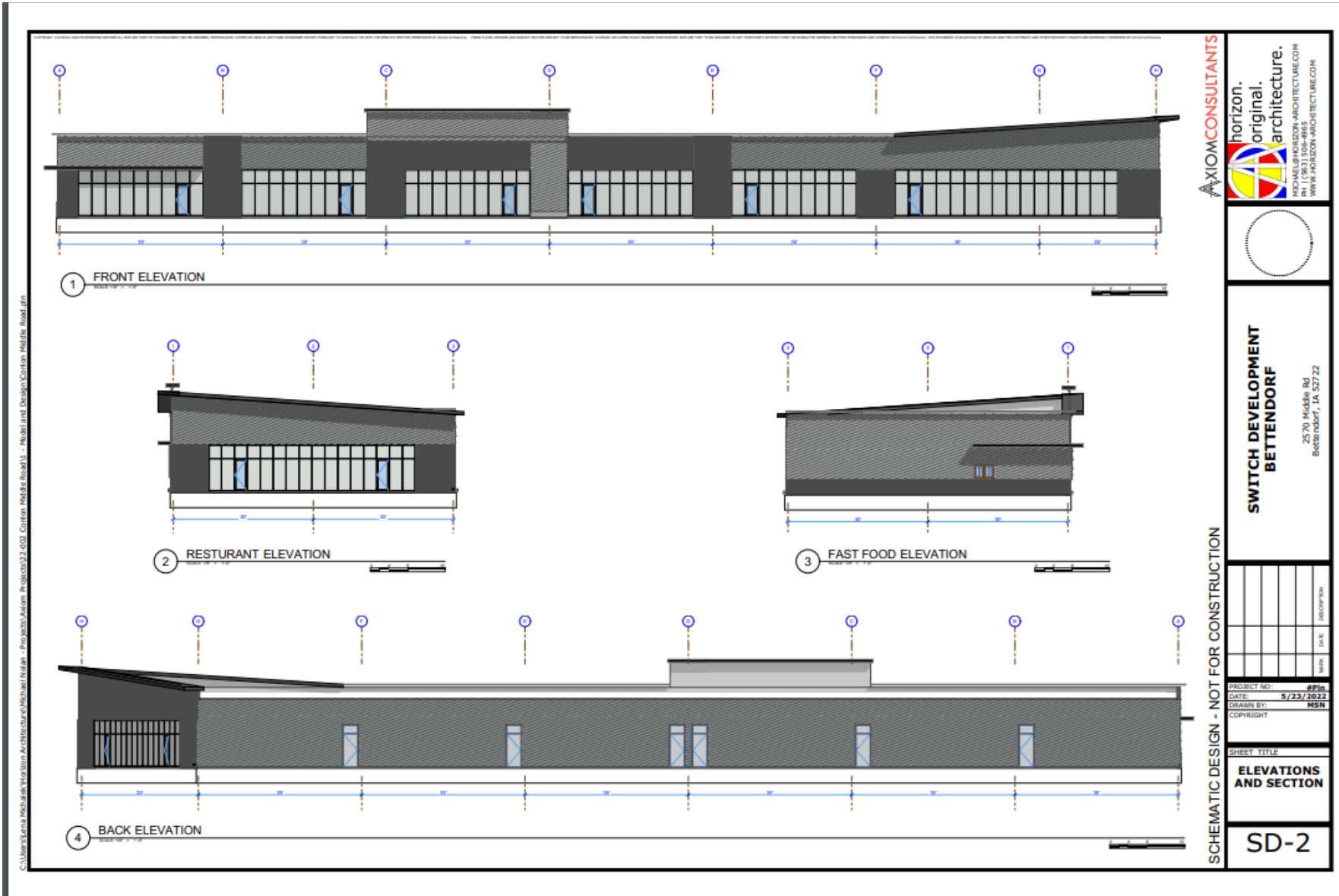
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# Building Elevations



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# PROPERTY PHOTOS



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