

Former Hobby Lobby
2121 East Kimberly Road | Bettendorf, IA | US | Scott County
Available SF: 94,500 | Lease Terms: Triple Net



Building Type:	Commercial
Available SF:	94,500
Total SF:	94,500
Expandable:	No
Zoning:	Commercial
Site Size:	12.50 Acres
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Unknown
Lease Terms:	Triple Net
Last Updated:	Jul 5, 2023

Economic Development Contact

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Property and Area Description

94,500 SF commercial space including inventory storage and loading dock area. Excellent exposure to I-74 and East Kimberly Road in Bettendorf. Expansive parking lot. Monument signage. +/- 315 of building frontage with 28 x 50 column spacing. Other neighbors include Home Depot and Walgreens. The building owner and City of Bettendorf would consider alternate uses for this building, including logistics and warehousing, for the right project.

Population

	282,246 10 Mile Radius	343,928 20 Mile Radius	445,321 30 Mile Radius
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Source: ESRI®, 2024

Households

	119,873 10 Mile Radius	145,108 20 Mile Radius	187,864 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: MidAmerican Energy
Natural Gas: MidAmerican Energy
Water: Iowa American Water
Sewer: City of Bettendorf

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