

2493 & 2501 53rd Avenue
2493 53rd Ave | Bettendorf, IA | US | Scott County
Available SF: 6,224 | Lease Rate: \$16.5



Building Type:	Office
Available SF:	6,224
Total SF:	6,224
Zoning:	C-2
Lease Rate:	\$16.5
Last Updated:	May 19, 2025

Economic Development Contact

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Realtor/Owner Contact

Jake Eikenberry

Property and Area Description

Located in one of the Quad Cities fastest-growing corridors, Suite 2501 at Crow Ridge Plaza offers a unique, high-profile space. Formerly a fitness center, this approximately 6,224 SF suite features an open-concept layout with a large reception area, spacious office, restrooms equipped with four showers each, and a sizable utility room. Positioned on the highly trafficked 53rd Avenue, this site enjoys excellent visibility and is supported by strong traffic counts, making it an ideal location in the bustling Davenport-Bettendorf retail corridor. Surrounded by a high-end demographic with a population exceeding 97,000, the plaza is anchored by a diverse mix of retail, corporate offices, medical centers, and entertainment options. Notable neighboring tenants include Genesis HealthPlex, OAR Bettendorf, Kwik Star, and co-tenants such as Salon Halo, Olive Tree Caf, and Apothecary Coffee, all of which enhance the locations appeal and attract a steady flow of visitors. Ample parking, ADA accessibility, and pylon signage for tenant use add to the sites convenience and exposure.

Population

	286,391 10 Mile Radius	353,974 20 Mile Radius	431,232 30 Mile Radius
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Source: ESRI®, 2024

Households

	120,050 10 Mile Radius	148,002 20 Mile Radius	180,586 30 Mile Radius
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Source: ESRI®, 2024

Transportation

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