



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**

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

**Households**

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

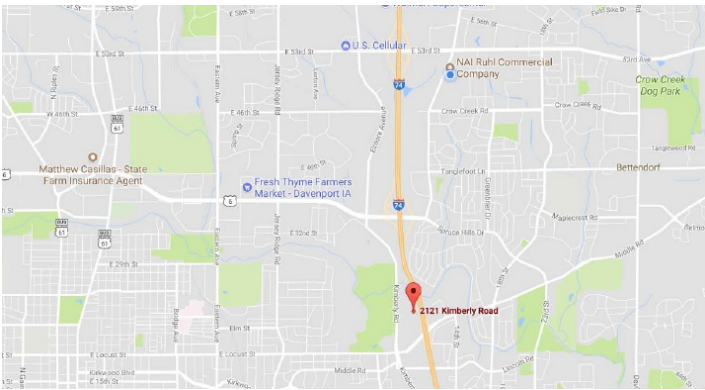
**Transportation**

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

Property Images



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