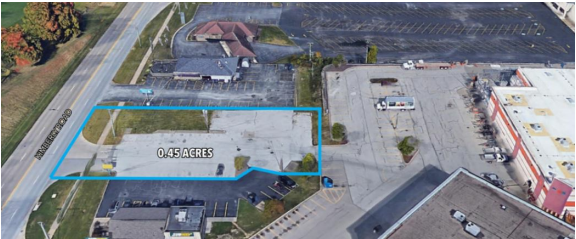


DUCK CREEK PLAZA OUTLOT

1801 KIMBERLY ROAD | Bettendorf, IA | US | Scott County

Available Acres: 0.45 |



Within City Limits: Yes

Last Updated: Feb 5, 2024

Economic Development Contact

Tami Petsche, Vice President, Business & Economic Growth

Quad Cities Chamber

331 W 3rd Street, Suite 100

Davenport, IA 52801

(563) 823-2655 |

tpetsche@quadcitieschamber.com

Realtor/Owner Contact

Caitlin Russell

Russell

563-459-4600 | CRUSSELL@RUSSELLCO.COM

Property and Area Description


The outlot is on the west side of Duck Creek Plaza off of I-74, near the intersection of Middle and East Kimberly Roads - which is a main thoroughfare for Bettendorf and Davenport. Duck Creek Plaza includes Home Depot and Walgreens, and surrounded by other local retailers in a high traffic area. PROPERTY HIGHLIGHTS: • Ideal for ATM / bank location or drive-through coffee/other • Near established, existing office and retail • High traffic counts

Population

	<b>288,006</b> 10 Mile Radius	<b>343,771</b> 20 Mile Radius	<b>443,236</b> 30 Mile Radius
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Source: ESRI®, 2024

Households

	<b>122,486</b> 10 Mile Radius	<b>145,129</b> 20 Mile Radius	<b>187,021</b> 30 Mile Radius
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Source: ESRI®, 2024

Transportation

**Nearest Highway:** US-6 (.2 mi.)  
**Nearest Interstate:** I-74 (.3 mi.)  
**Nearest Airport:** Davenport Municipal Airport (8 mi.)  
**Nearest Commercial Airport:** Quad Cities International Airport (MLI) (7.6 mi.)  
**Rail Served:** No  
**Rail Served By:** Unknown  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** Unknown

Utilities

**Natural Gas:** Mid American Energy  
**Water:** Iowa American Water  
**Sewer:** City of Bettendorf