

For Sale

Business Relocating 2.73 acres



1101 State Street

Bettendorf, IA 52722

Redevelopment Opportunity!

Price: \$2,950,000

Property Features

- · Located next to new, state-of-the art I-74 Bridge that connects Bettendorf, Iowa, and Moline, Illinois, spanning the Mississippi River. Vital link between the two states and facilitates interstate travel and commerce in the region.
- Downtown Bettendorf, Iowa, is the central commercial and cultural district t of the city.
- Downtown Bettendorf has undergone revitalization efforts aimed at enhancing its economic vitality, improving infrastructure, and creating a more vibrant urban environment.
- Many of these initiatives involve mixed-use development projects that combine residential, commercial, and retail spaces. These developments will and have helped increase foot traffic, support local businesses, and create a more diverse and dynamic downtown environment.

DETAILS:

ZONING:

PARCELS: 842958004 8429558001

GBA/AC 46,326 SF; 2.73 AC

TAXES: \$14,995.01 (2022)

WAREHOUSE: 46,326 SF

MORTON BUILDING: 2,560 SF

BEST/PRACTICAL

USE:

WAREHOUSE/ REDEVELOPMENT

JAKE EIKENBERRY

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Infographic: Key Facts (Ring: 5 mile radius)

KEY FACTS

190,506

Population



Average Household Size



Median Age

\$57,585

Median Household Income



No High School Diploma



High School Graduate



Some College



Bachelor's/Grad/Pr of Degree

BUSINESS



7,731

Total Businesses



127,757

Total Employees

EMPLOYMENT



White Collar



Blue Collar



Services

24%

5.7%

Unemployment 12% Rate

INCOME



\$57,585

Median Household Income



\$33,239

Per Capita Income



\$107,565

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.5%) The smallest group: \$150,000 - \$199,999 (4.7%)

Indicator	Value	Difference	
<\$15,000	11.6%	+2.3%	
\$15,000 - \$24,999	9.1%	0	
\$25,000 - \$34,999	8.2%	+1.0%	
\$35,000 - \$49,999	13.8%	+1.2%	
\$50,000 - \$74,999	18.5%	+0.1%	ı
\$75,000 - \$99,999	12.5%	+0.3%	
\$100,000 - \$149,999	16.3%	-1.2%	
\$150,000 - \$199,999	4.7%	-1.2%	
\$200,000+	5.3%	-2.6%	

Bars show deviation from

19163 (Scott County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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