



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 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:

PARCELS:	842958004 8429558001
GBA/AC	46,326 SF; 2.73 AC
TAXES:	\$14,995.01 (2022)
ZONING:	C-3
WAREHOUSE:	46,326 SF
MORTON BUILDING:	2,560 SF
BEST/PRACTICAL USE:	WAREHOUSE/ REDEVELOPMENT

JAKE EIKENBERRY

Commercial Sales Associate

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Infographic: Key Facts (Ring: 5 mile radius)

KEY FACTS

190,506

Population



Average Household Size

39.5

Median Age

\$57,585

Median Household Income

EDUCATION

9%

No High School Diploma



27%

High School Graduate



32%

Some College



31%

Bachelor's/Grad/Pr of Degree

BUSINESS



7,731

Total Businesses



127,757

Total Employees

EMPLOYMENT



White Collar



Blue Collar



Services

5.7%

Unemployment 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%	
\$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)



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