



Property Highlights

- Excellent 2,800 SF endcap retail/restaurant space in attractive strip center at the NE corner of 53rd Ave and 18th St in Bettendorf
- Great traffic and visibility with strong demographics
- Ample on-site parking
- Signage available on building and monument
- Co-tenants include On the Ave. Salon, Crow Valley Chiropractic, State Farm and others
- Area businesses include MercyOne Genesis Health Plaza, Kwik Star, Monarch Kitchen & Grill, Ascentra Credit Union and many other retail, restaurant and office tenants
- Contact Listing Agent for more details

Endcap: Retail/Restaurant

2480 53rd Avenue, Bettendorf, IA

FOR LEASE	\$20.00 PSF NNN
SIZE AVAILABLE	2,800 SF

Details

Operating Expenses	\$11.02 PSF
Approx. Monthly Rent	\$7,238/monthly
Year Built	1995
Zoning	C-3

For more information, please contact:



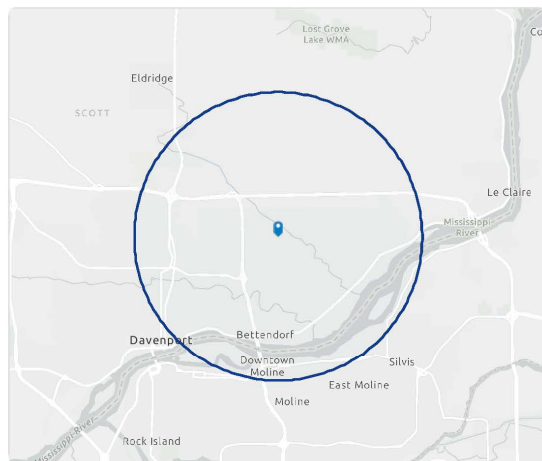
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	1 Mile	3 Miles	5 Miles
Population	9,427	49,137	97,233
Households	3,580	20,135	40,404
Median Household Income	\$154,969	\$121,022	\$91,011
Average Household Income	\$188,536	\$148,394	\$121,834

Tapestry Profile

2480 53rd Ave, Bettendorf, Iowa, 52722 | Ring of 5 miles



KEY FACTS

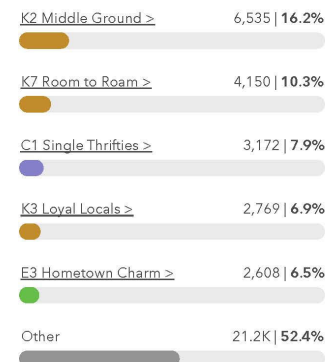


BUSINESS



Tapestry

Top 5 segments by household count



Middle Ground accounts for 16.2% of households in the area which is 13.9% higher than the U.S.

[View comparison table](#)

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