



2519 53RD AVENUE, BETTENDORF, IA 52722
\$25.00/SF

PROPERTY FEATURES

- Located In One of Bettendorf’s Fastest Growing Retail Corridors
- Can Accommodate 1,500 SF To 13,000 SF Suites
- 4,000 SF Corner Suite that has Great Restaurant Potential with Possible Outdoor Seating in Patio Area
- Crow Ridge Plaza-Phase 1 Tenants Include: Olive Tree, Paddling Pooch, Salon Halo, Molly’s Cupcakes, and Homestead Chiropractic
- Pylon Signage Available
- Tenant Improvement Allowance Negotiable
- In the Area is 40,000 SF Genesis Healthplex, McDonald’s, Kwik Star, and Ascentra Credit Union
- Operating Expenses Budgeted at \$8.79/SF



DETAILS

1,500 SF	\$25.00/SF
3,000 SF	\$25.00/SF
4,000 SF	\$25.00/SF
9,000 SF	\$25.00/SF
13,000 SF	\$25.00/SF

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 UPDATED: 8/01/22



Crow Ridge Plaza - Phase I

- HOMESTEAD CHIROPRACTIC
- Molly's CUPCAKES
- The Paddling Pooch K9 Aqua Fitness & Nutrition
- Footy Rooty Foot Care & Massage
- Olive Tree CAFE
- SALON HALO

2023 Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,400	20,015	40,651
Total Population	8,876	49,125	99,618
Average Household Income	\$209,397	\$158,886	\$127,039
Average House Value	\$354,980	\$316,552	\$265,978

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