

PRICE REDUCED



3280 Ridge Pointe Road

Bettendorf, IA 52722

Lease Rate: ~~\$19.50~~ \$17.50/SF, NNN

Property Features

- 1,500 – 4,050 SF available in new retail shopping center on one acre lot
- Middle Road frontage
- Located across from Lindquist Ford, next to Vibrant Credit Union
- Strong neighborhood retail location
- Zoned C-2
- Building one tenants include Mathnasium and Athletico Physical Therapy
- Area businesses include Fareway, Hy-Vee, Papa Johns, Walgreens, Whitey's Ice Cream, Arby's and Rudy's Tacos
- Operating expenses budgeted at \$7.89 PSF



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