



## Property Highlights

- Building to be constructed - Phase II of Quail Ridge Retail Center
- High visibility location on corner of Middle Road and Belmont with daily traffic count exceeding 13,000 vehicles
- Numerous nearby new developments (Kwik Star, Dollar Tree, MercyOne Genesis, etc.)
- Located in growing area of Bettendorf, IA - High income and population stats
- Strong co-tenant mix (Mathnasium, Athletico, Atomic Coffee, Meli's Cafe, Vibrant Credit Union, etc.)
- High density retail area with many nearby shopping and dining options

## Prime Retail/Office Space

3280 Ridge Point Road  
Bettendorf, Iowa 52722

**FOR LEASE**

**\$28.00** PSF NNN

**SUITE SIZES**

**4,300 SF**

## Details

Operating Expenses

\$8.60/SF

Parcel

84-1555-205

Zoning

C-1

Parking

Shared

*Pricing subject to change based on current construction costs and tenant specifications.*

For more information, please contact:



**ETHAN SIMONS**

*Commercial Sales Associate*

c: 309-281-9183

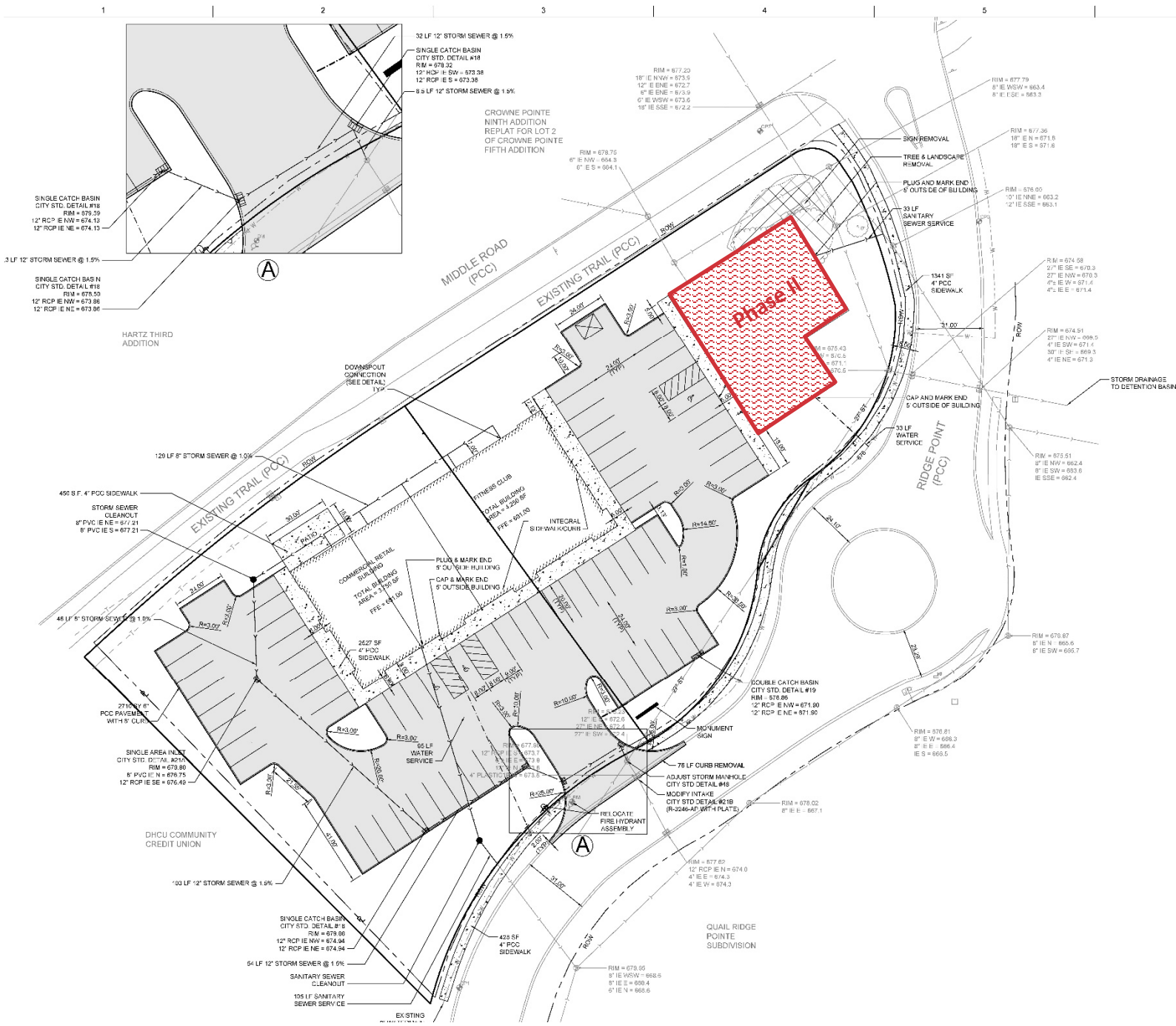
e: esimons@ruhlcommercial.com



**5 MILE  
POPULATION  
OF 122,764**

Details	1 Mile	3 Miles	5 Miles
Population	7,737	45,782	122,764
Households	3,561	18,705	51,768
Average Household Income	\$141,382	\$146,659	\$114,916
Median Household Income	\$115,107	\$116,149	\$86,552





For more information,  
please contact:



**ETHAN SIMONS**  
*Commercial Sales Associate*  
 c: 309-281-9183  
 e: esimons@ruhlcommercial.com