



**3675 TANGLEFOOT LANE BETTENDORF, IA 52722**  
**\$27.00/SF, NNN**

**PROPERTY FEATURES**

- 13,000 SF new strip center development located on the corner of Tanglefoot Crossing and Devils Glen Road
- Great visibility from highly traveled Devils Glen Road
- Close proximity to Hy-Vee, Bettendorf YMCA, The Tangled Wood, Fareway grocery, Genesis, and other national tenants
- Strong co-tenant mix of bar, breakfast/lunch restaurant, and ice cream parlor



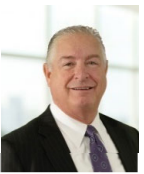
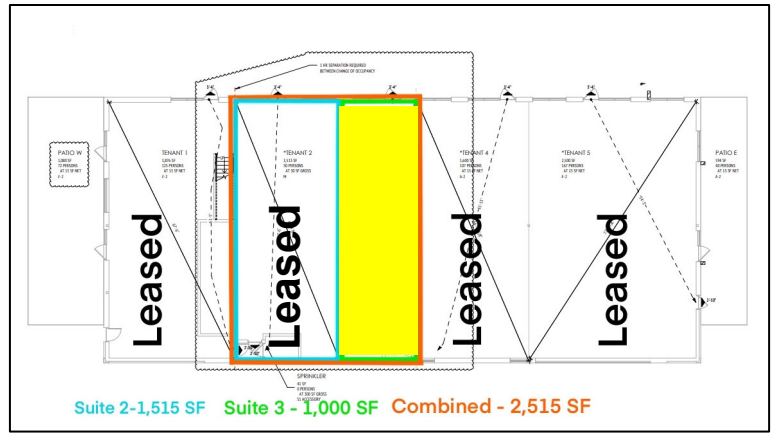
**DETAILS**

AVAILABLE SF:	1,000 SF
LEASE PER SF:	\$27.00/SF, NNN
OPERATING EXPENSES:	\$6.50
LOCATION:	STRIP CENTER
BEST/MOST PRACTICAL USE:	HIGH PROFILE RETAIL, BAR, RESTAURANT, OFFICE, MEDICAL, & MORE

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