Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Property Highlights

- High visibility and strategic connectivity
- ±0.46 Acres / ±20,081 SF
- C-2 Commercial Zoning
- High-profile corner at Middle Road & Belmont Road
- Excellent visibility along a highly traveled Bettendorf corridor
- Direct access to the TBK Bank Sports Complex area via Middle Road
- Convenient connectivity to I-74 and I-80
- Level commercial development site
- Utilities available
- Strong mix of surrounding commercial and residential development
- Excellent opportunity for commercial development

Prime Location Development

3880 Middle Rd., Bettendorf, IA

FOR SALE	$299,900
LOT SIZE	0.46 ACRES

Details

Parcel	84-15-550-021
Price per SF	$14.93 PSF
Taxes	$4,068 (2025)
Zoning	C-2

5111 Utica Ridge Road | Davenport, Iowa 52807 563-355-4000 ruhlcommercial.com Ruhl Commercial Company

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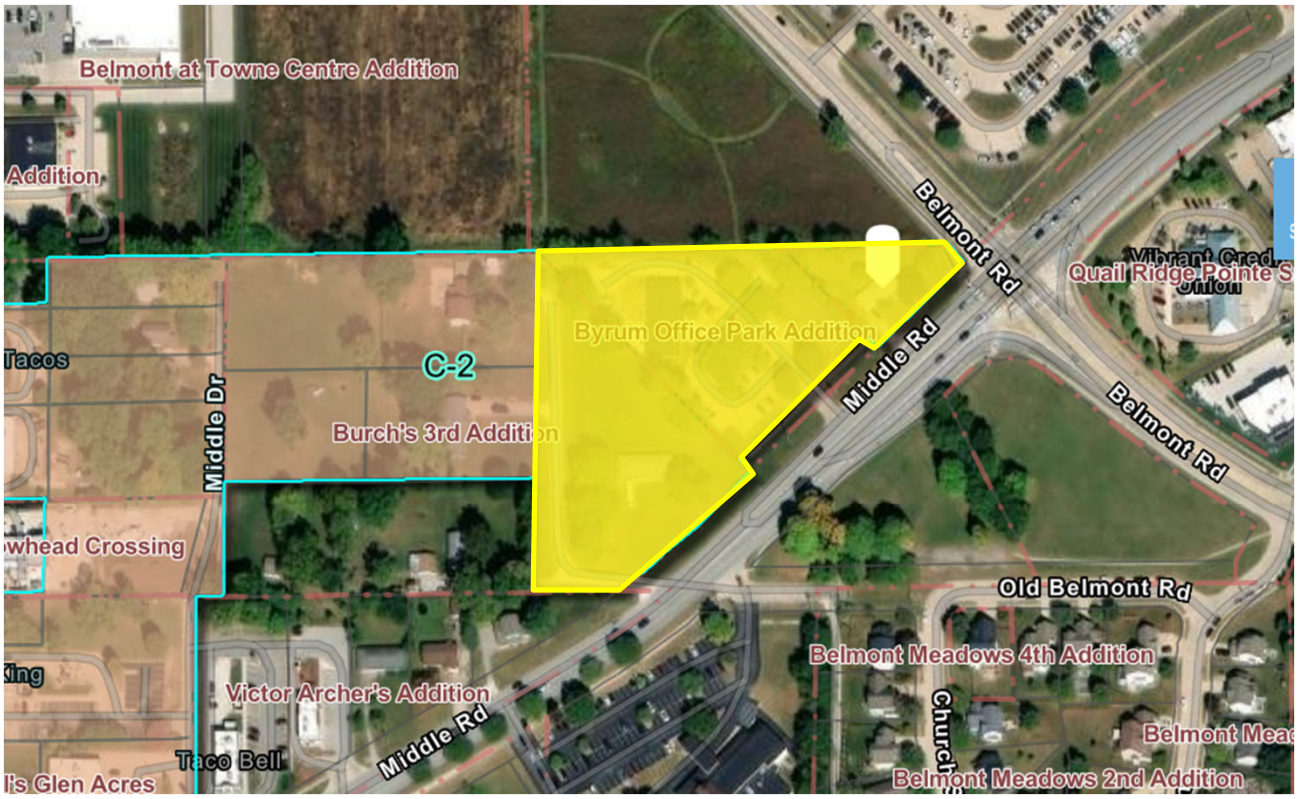
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LANGAN & HADJIS

For Sale

0.46 Acres

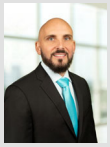
Prime Location for Development







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Demographic Analysis

Infographic: Key Facts (Ring: 5 mile radius)

KEY FACTS

126,169
Population

40.2 Median Age

2.32
Average Household Size

53,392
Total Households

EDUCATION

4.11%	15.33%	18.05%	22.82%
No High School Diploma	High School Graduate	Some College	Bachelor's/ Grad

BUSINESS

4,883
Total Businesses

73,292
Total Employees

EMPLOYMENT

8,484
Retail Trade Employees

4,995
Finance/Ins/Real Estate Emp

6,207
Manufacturing Employees

6,885
Eating & Drinking Employees

3.6% Unemployment Rate

INCOME

$79,412
Median Household Income

$46,575
Per Capita Income

$276,164
Median Net Worth

Households by Income

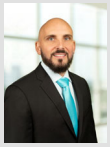
The largest group : $50,000 - $74,999 (15.98%)
The smallest group : $15,000 - $24,999 (5.5%)

Indicator	Value(%)
< $15,000	6.96
$15,000 - $24,999	5.5
$25,000 - $34,999	6.93
$35,000 - $49,999	11.72
$50,000 - $74,999	15.98
$75,000 - $99,999	13.14
$100,000 - $149,999	15.85
$150,000 - $199,999	12.32
$200,000+	11.6

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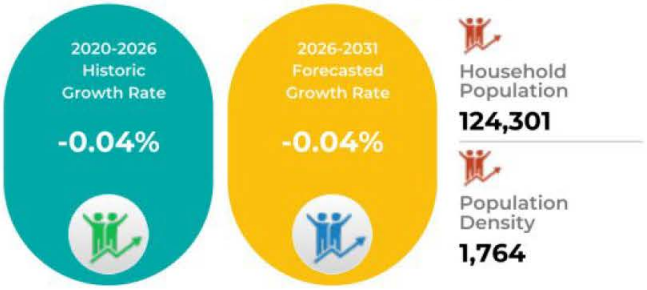
Demographic Analysis

Infographic: Population Trends (Ring: 5 mile radius)

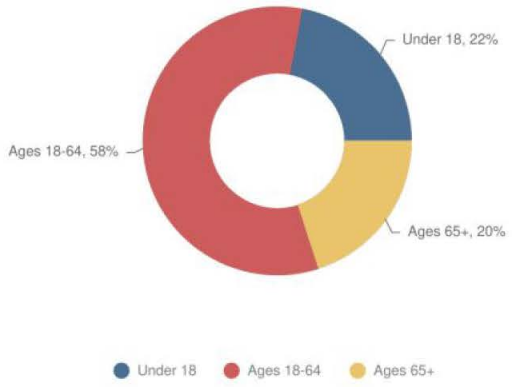
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

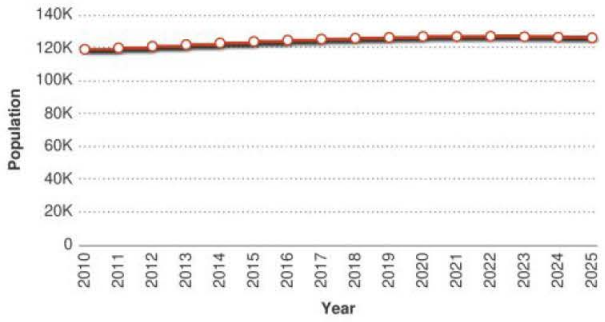
126,169 Population	53,392 Households	40.2 Median Age
2.32 Avg Size Household	$79,412 Median Household Income	$238,072 Median Home Value
87 Wealth Index	113 Housing Affordability	58.9 Diversity Index

HISTORICAL & FORECAST POPULATION



POPULATION BY AGE





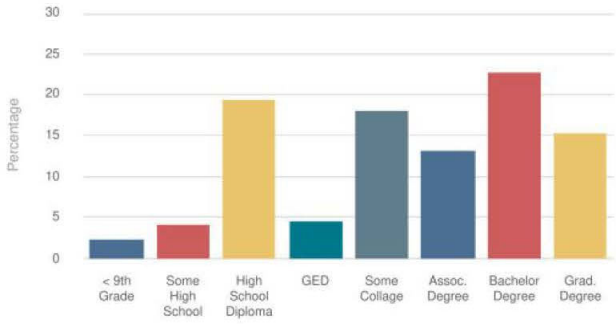
DAYTIME POPULATION

129,859 2026 Total Daytime Population	61,600 2026 Daytime Pop: Residents
68,259 2026 Daytime Pop: Workers	1,811 2026 Daytime Pop Density

POPULATION BY GENERATION

4.26% Greatest Gen: Born 1945/Earlier	18.91% Baby Boomer: Born 1946 to 1964	18.81% Generation X: Born 1965 to 1980
23.26% Millennial: Born 1981 to 1998	23.09% Generation Z: Born 1999 to 2016	11.66% Alpha: Born 2017 to Present

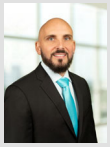
POPULATION BY EDUCATION



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Demographic Analysis

Infographic: Lifestyle / Tapestry (Ring: 5 mile radius)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING

205,745,693	122,097,657	212,991,936	107,952,367	1,598,350,870
Meals at Restaurants	Apparel & Services	Entertainment/ Recreation	Home Services	Retail Goods

ANNUAL LIFESTYLE SPENDING

$171,561,950	$6,439,946	$3,644,182	$7,304,330	$57,274,148
Travel	Theatre/Operas/Concerts	Movies/Museums/Parks	Sports Events	Pets
$569,954	$23,910,614	$35,294,037	$97,424,856	$8,645,802
Online Gaming	Cash Gifts to Charities	Life/Other Insurance	Education	RV (Recreational Vehicles)

TAPESTRY SEGMENTS

K2

LifeMode Group: Suburban Shine
Middle Ground
10,997 Households
Household Percentage: 20.6%
Median Age: 39
Median Household Income: $72,418

E3

LifeMode Group: Community Connections
Hometown Charm
7,420 Households
Household Percentage: 13.9%
Median Age: 35.9
Median Household Income: $53,246

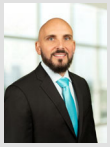
K3

LifeMode Group: Suburban Shine
Loyal Locals
5,819 Households
Household Percentage: 10.9%
Median Age: 46.3
Median Household Income: $80,766

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