



## Property Highlights

- Rare small-format drive-thru opportunity within ThePlex, one of Bettendorf’s premier destination developments
- Highly efficient footprint ideal for coffee, beverage, dessert, or quick-service restaurant concepts
- Property is positioned adjacent to the TBK Bank Sports Complex, a large, modern sports and entertainment destination
- Surrounded by complementary uses including Iron Tee Golf, a state-of-the-art, three-tier driving range and entertainment venue
- According to the City of Bettendorf, the TBK Bank Sports Complex/ThePlex area attracts over 1.5 million visitors annually, with projected growth approaching 2.5 million visitors per year
- Demand is further supported by nearby medical and commercial investment led by ORA Orthopedics, MercyOne Genesis, UnityPoint Health – Trinity, and Quad City Bank & Trust, creating strong weekday, evening, and weekend traffic

# Premier Opportunity

5039 Competition Drive  
 Bettendorf, Iowa 52722

<b>FOR LEASE</b>	<b>\$22.50</b> PSF NNN
<b>SUITE SIZE</b>	<b>811 SF</b> (drive-thru)

## Details

<b>Operating Expenses</b>	<b>\$9.00 PSF (Estimated)</b>
<b>Zoning</b>	<b>C-3</b>
<b>Location</b>	<b>The Plex   adjacent to TBK Bank Sports Complex</b>



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