



Premier Retail & Office Opportunity in Bettendorf's Fastest-Growing Corridor

Property Highlights

- Location:** Phase 2 of TBK Bank Sports Complex Development
- 2,400 SF remaining** – Divisible into two 1,200 SF suites or on contiguous space depending on tenant
- Designed for retail, professional office, or restaurant users
 - Immediate access to Interstate 80 for seamless regional connectivity
 - Positioned on Iron Tee Way, directly across from nationally-recognized TBK Bank Sports Complex

Prime Location Highlights:

- TBK Bank Sports Complex attracts over 1.5 million visitors annually, with growth predictions nearing 2.5 million per year
- Current tenants include **Duck Creek Tire & Service** and Country Style Ice Cream
- Surrounded by major regional draws, including:
 - Iron Tee Golf: State-of-the-art, three-tier driving range and entertainment venue
 - Jersey Mike's Subs
 - McDonald's
 - Bettendorf Family Dental
 - Plus more supporting strong daily traffic

Premier Opportunity

5624-5626 Forest Grove Drive
 Bettendorf, Iowa 52722

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|-------------------|-----------------------------|
| FOR LEASE | \$31.00 PSF NNN |
| SUITE SIZE | 2,400 SF (divisible) |

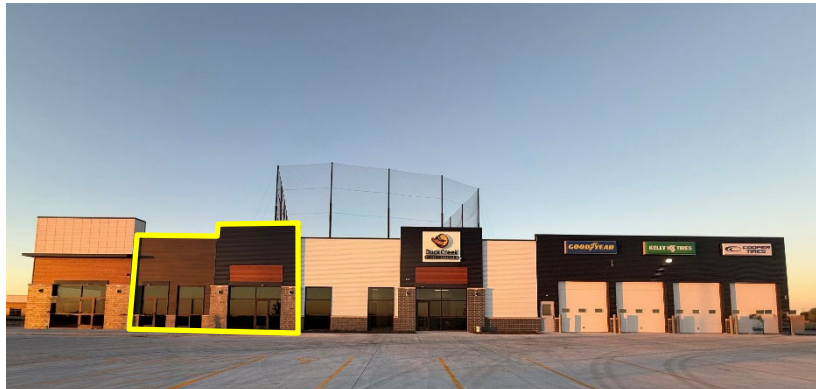
Details

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|---------------------------|--|
| Available Sq. Ft. | 1,200 SF – 2,400 SF |
| Operating Expenses | \$7.50/SF (New Construction; Number may vary upon completion) |
| Zoning | C-3 |
| Location | Phase 2 of the TBK Bank Sports Complex Development |

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This premier commercial property presents an exceptional opportunity to establish your business in the heart of Bettendorf's thriving corridor. Don't miss your chance to join one of the region's most high-profile developments and benefit from unmatched exposure and activity generated by the TBK Bank Sports Complex.



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