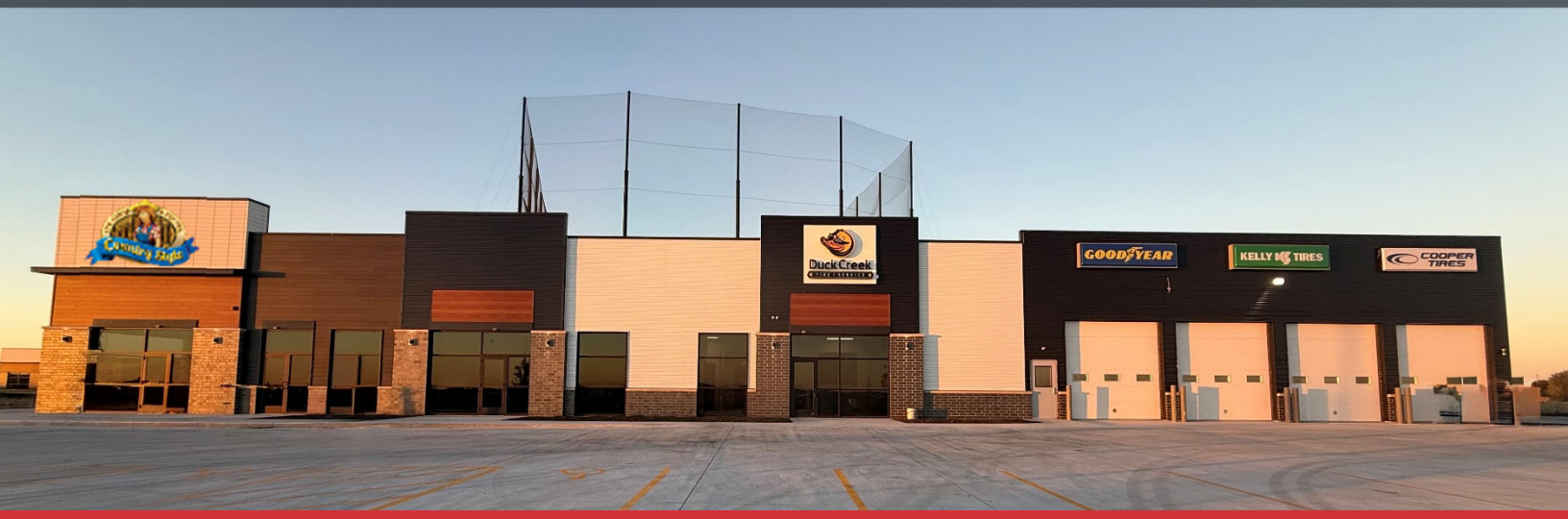
NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



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

FOR LEASE	$29.00 PSF NNN
SUITE SIZE	2,400 SF (divisible)

Details

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

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

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For Lease

1,200 SF – 2,400 SF

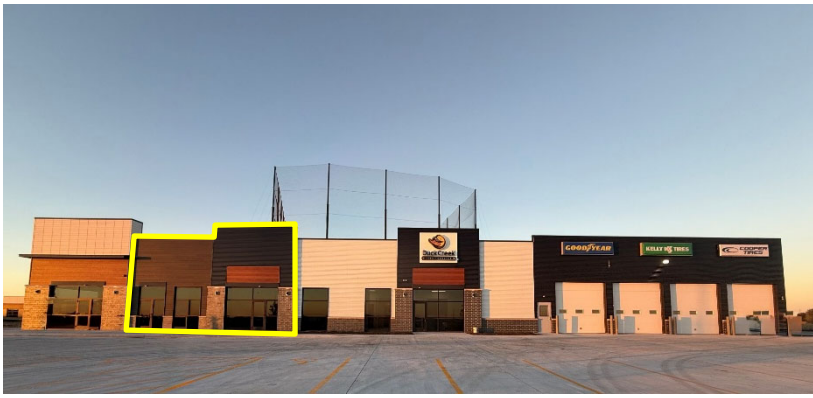
Office/Retail/Restaurant



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.

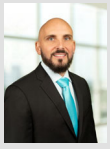








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