

FOR LEASE - BUILD TO SUIT: 1,750 SF - 9,875 SF

3520 Middle Rd, Bettendorf, IA 52722



Property Features

- New Retail Development - Projected 2018 Completion
- **Interior Suites Lease Price: \$18.00/psf NNN**
- **End Cap with Drive-Thru Lease Price: \$21.00/psf NNN**
 - Base rent assumes a vanilla shell
- Total Building SF: 14,275 SF
- Available SF: 1,750 SF - 9,875 SF
- Excellent proximity to Pleasant Valley High School & Scott Community College
- Well located with great visibility and traffic counts
- Ample on-site parking
- Zoned: C-2



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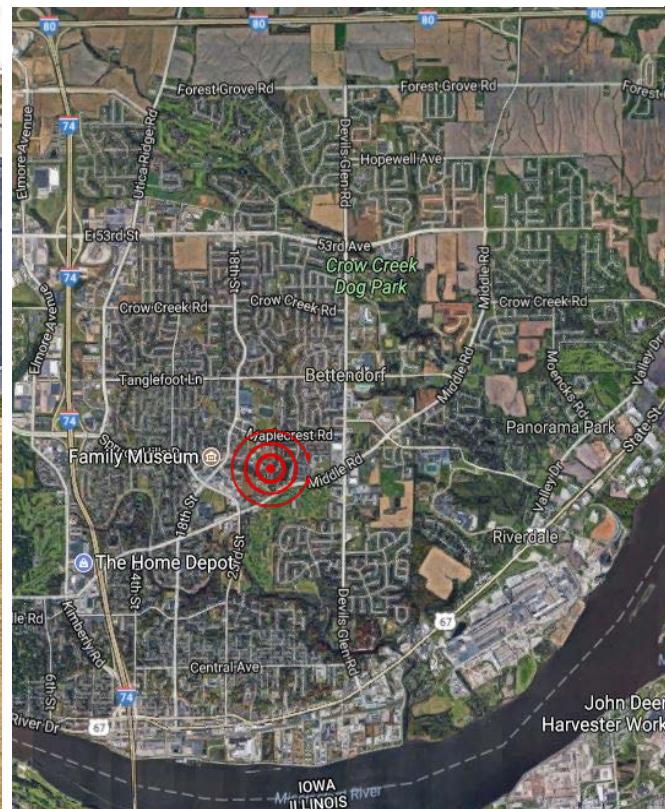
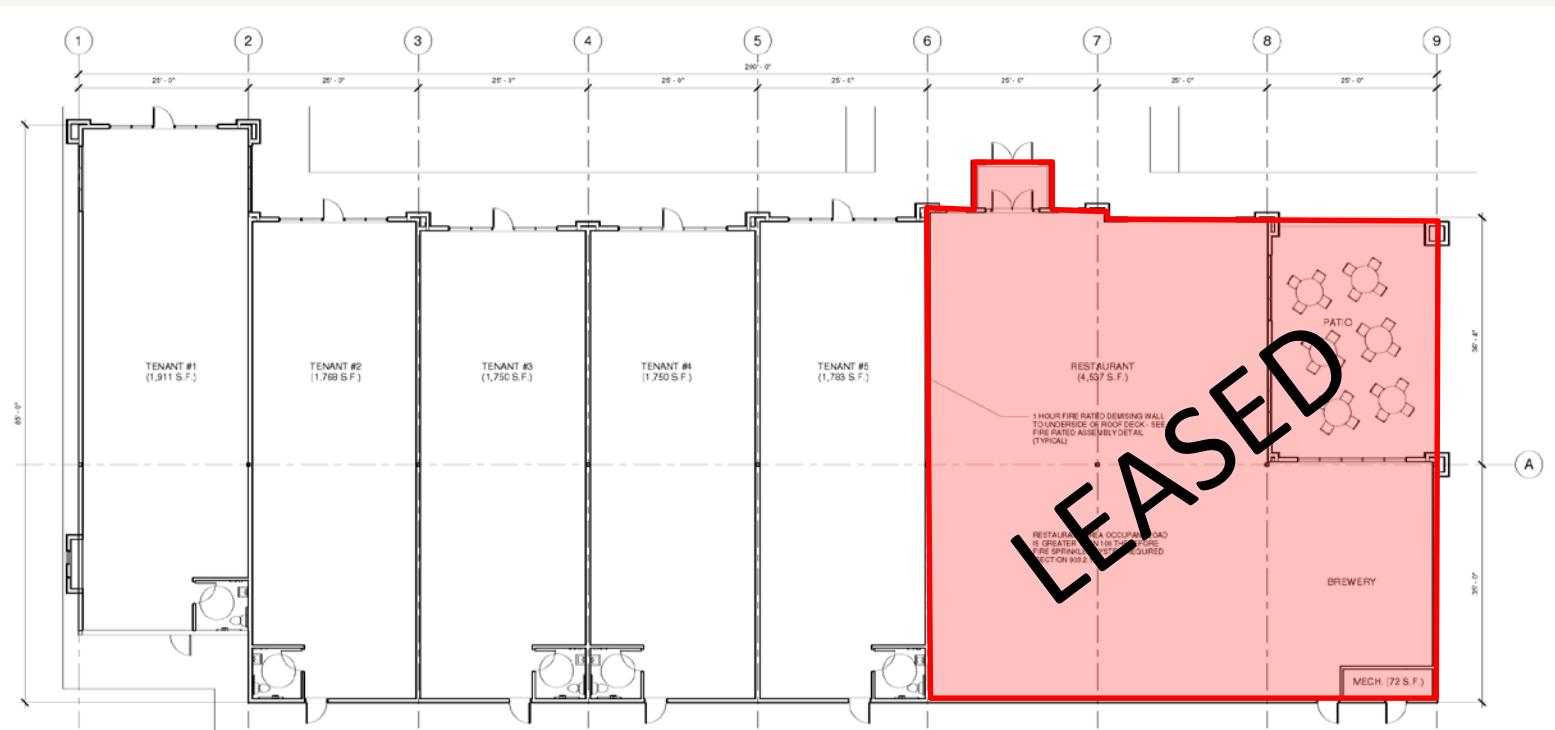
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