

FOR LEASE



FOR LEASE - BUILD TO SUIT: 1,445 SF & 2,545 SF

3541 & 3565 Middle Rd, Bettendorf, IA 52722

TheHawkeyeGroup.com



Property Features

- New Retail Development
- **3541 Middle Rd: 2,545 SF**
 - **Lease Price: \$18.00/psf NNN**
 - Base rent assumes vanilla shell
- **3565 Middle Rd: 1,445 SF**
 - **Lease Price: \$22.00/psf NNN**
 - Base rent assumes a vanilla shell
- Total Building SF: 14,285 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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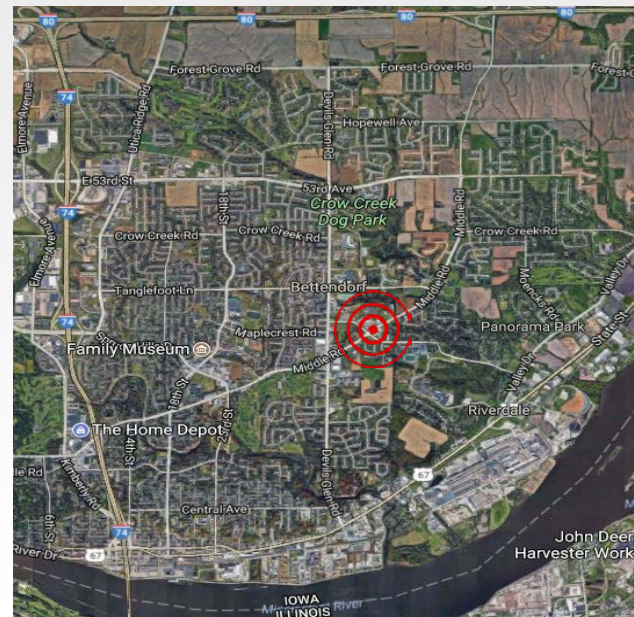
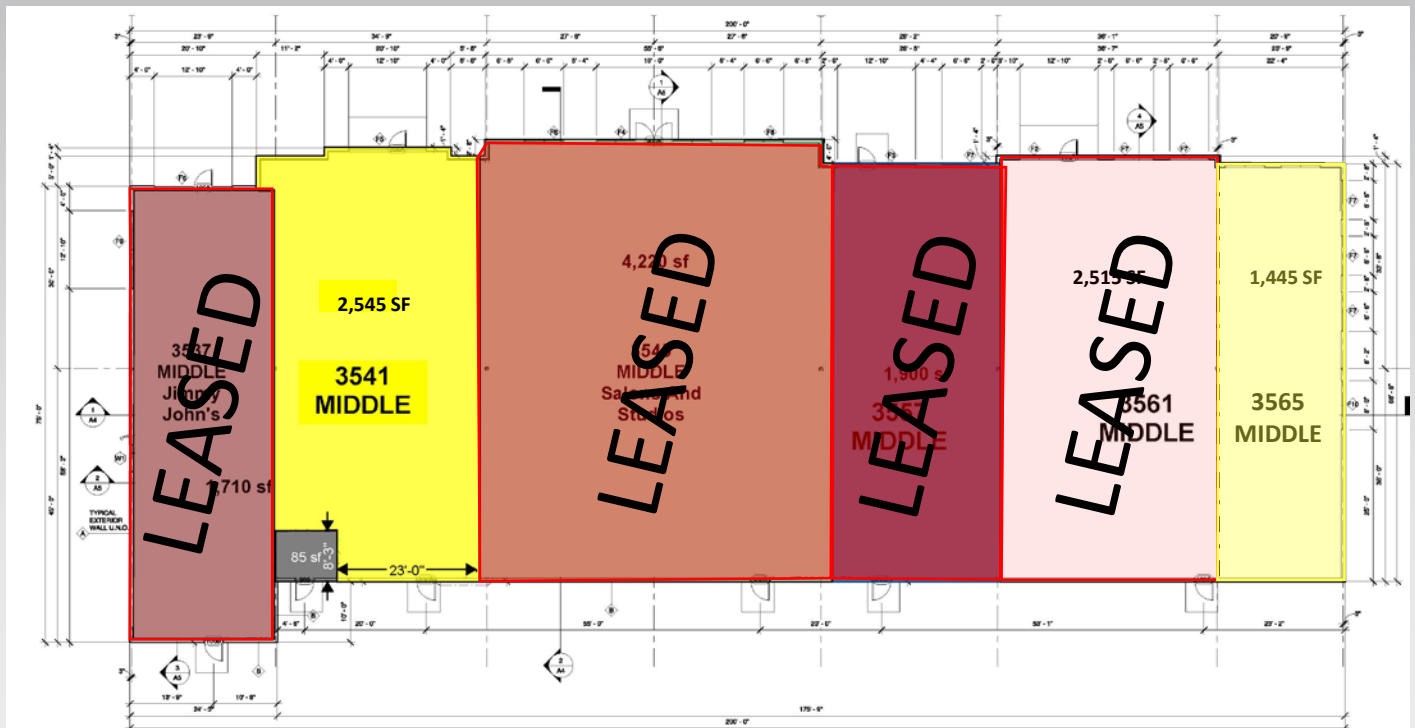
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Build to Suit: Office/Retail Suites - 1,445 SF & 2,545 SF

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