

FOR LEASE



FOR LEASE – BUILD TO SUIT: 1,445 SF – 3,960 SF

3535 Middle Rd, Bettendorf, IA 52722

TheHawkeyeGroup.com



Property Features

- New Retail Development
- 3541 Middle Rd: 2,300 SF
- 3561 Middle Rd: 2,515 SF
- 3565 Middle Rd: 1,445 SF
- Combined 3561 & 3565 Middle Rd: 3,960 SF
- **Lease Price: \$18.00/psf NNN**
 - Base rent assumes a vanilla shell
- Total Building SF: 14,285 SF
- Available SF: 1,445 SF – 3,960 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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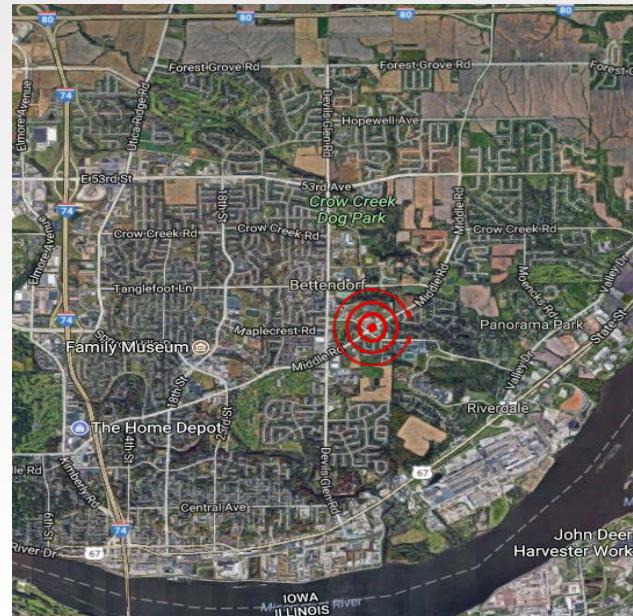
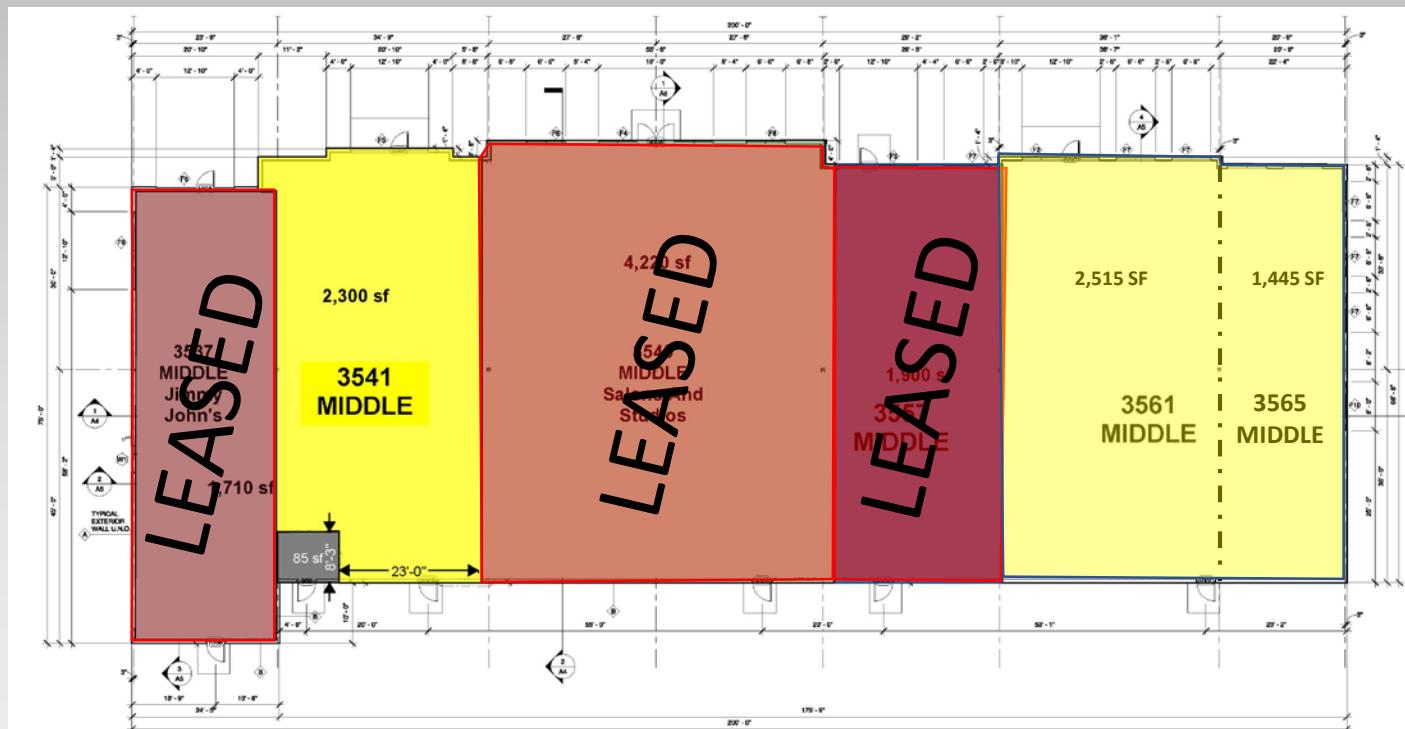
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