



1521 Grant Street

Bettendorf, Iowa

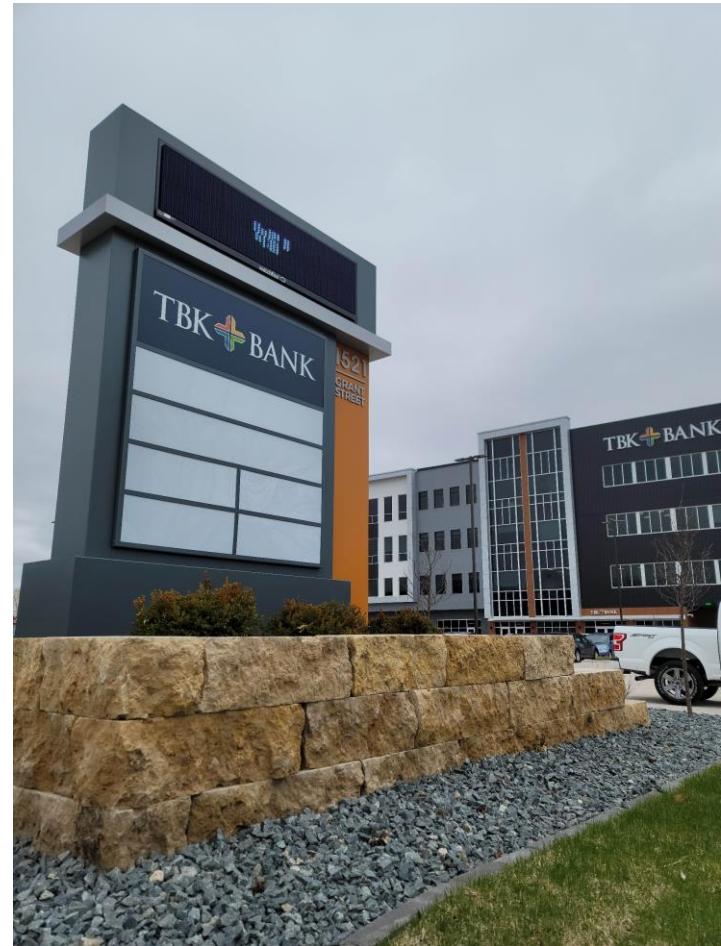
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Bettendorf, IA

- Four story mixed use commercial building
- Centrally located in the Quad Cities
- Site sits immediately East of the new I-74 bridge, including the soon to be completed pedestrian path
- Conveniently located in Downtown Bettendorf near shopping & restaurants
- Monument signage available
- I-74 traffic counts are nearly 100,000 vehicles per day
- Site includes approximately 250 parking spaces

SPACE AVAILABLE

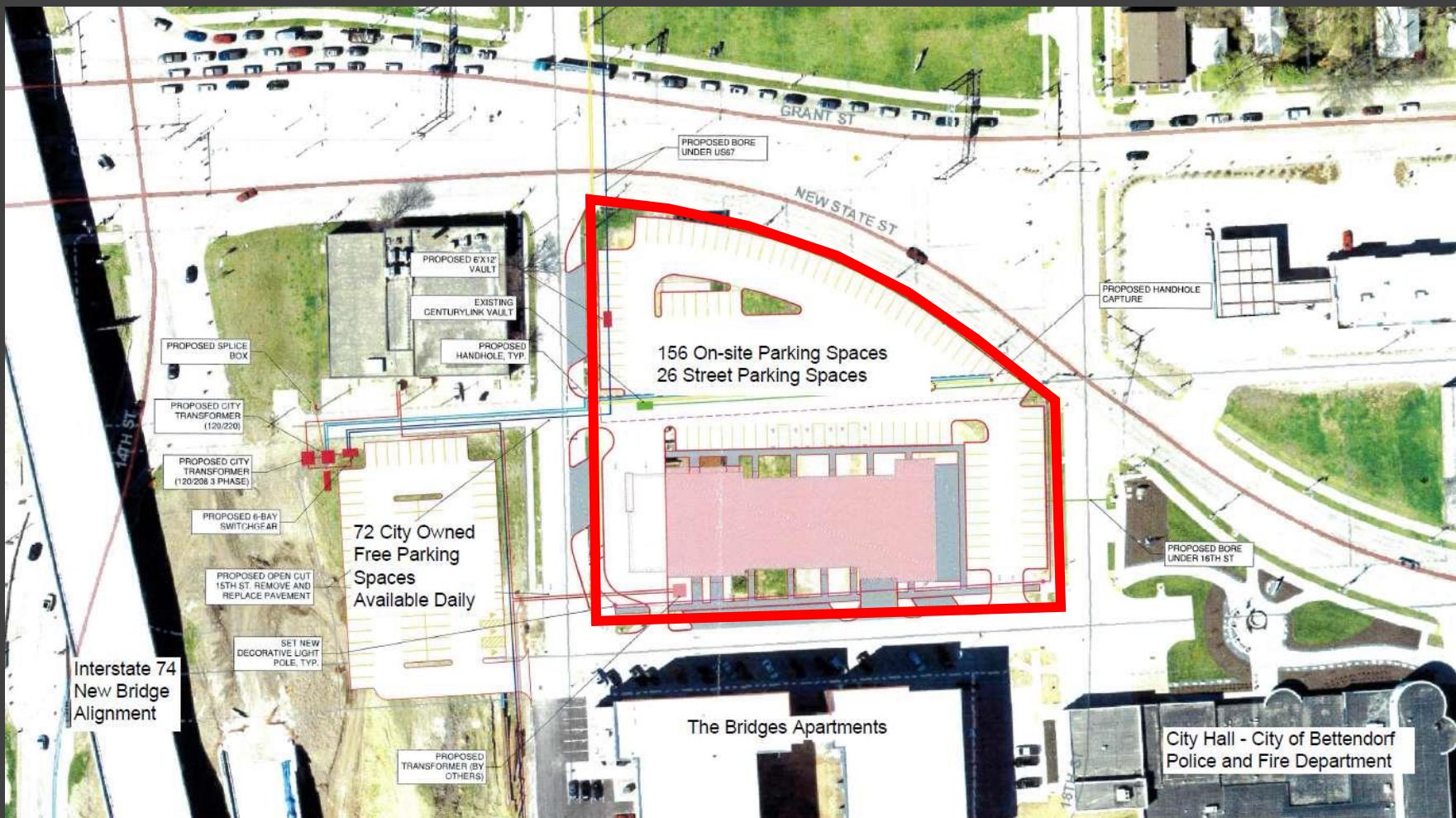
- 1st Floor: (Vanilla Shell Condition)
 - 5,391 SF neighborhood commercial/retail space
 - Space can be subdivided
 - **Asking Price: \$18/SF, NNN**
- 2nd & 3rd Floor:
 - Leased to TBK Bank
- 4th Floor:
 - 2,500 SF available (Warm Shell)
 - **Asking Price: \$15.50/SF, NNN**





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Commercial Site Plan



1521 Grant Street, Bettendorf

1st Floor



4th Floor







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