

**FOR SALE/LEASE**

**3280 MIDDLE ROAD**

**BETTENDORF, IA 52722**



**PRICE**

- \$19.50/SF, NNN

**AVAILABLE SPACE**

- 3,654 SF

**BUILDING FEATURES**

- LOCATED AT BETTENDORF'S HIGHEST PROFILE INTERSECTION
- SHADOW ANCHORED BY GLENROADS SHOPPING CENTER
- MULTI-TENANT RETAIL OPPORTUNITY ALONG SIDE PET SUPPLIES PLUS
- POTENTIAL DRIVE-THRU OPPORTUNITY ON NORTHERN ENDCAP
- 43,000 VEHICLES PER DAY
- TOTAL PASS-THROUGH COST: \$6.80



**CONTACT US**



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