

FOR SALE

4017 DEVILS GLEN ROAD

BETTENDORF, IA 52722

PRICE

- \$7,000,000

PROPERTY FEATURES

- **9.63 ACRES OF POTENTIAL INFILL REDEVELOPMENT OPPORTUNITY**
- 29,210 SF MEDICAL OFFICE BUILDING SITUATED ON 5.54 ACRE PARCEL WITH 4.09 ACRES IN TWO ADJACENT LAND PARCELS ALONG DEVILS GLEN ROAD
- LOCATED AT NORTHEAST CORNER OF WELL TRAVELED DEVILS GLEN ROAD & TANGLEFOOT LANE
- ADJACENT TO BETTENDORF YMCA



CONTACT US



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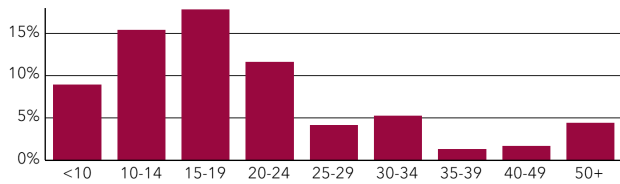
COMMUNITY SUMMARY

53rd Ave 2
Ring of 3 miles

34,186	0.58%	2.58	38.2	\$44.5	\$108,157	\$300,359	\$426,599	22.0%	56.5%	21.5%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

9.4%	14.0%	76.6%
Services	Blue Collar	White Collar

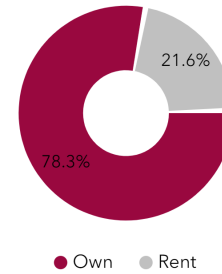
Mortgage as Percent of Salary



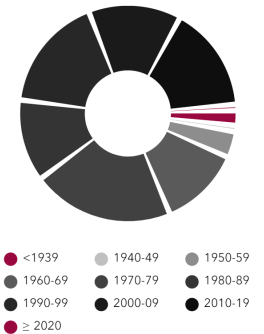
Age Profile: 5 Year Increments



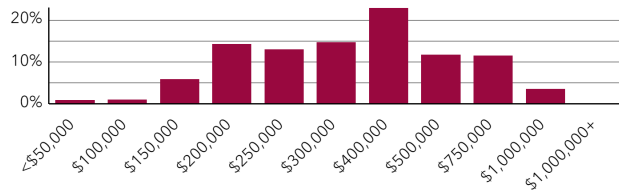
Home Ownership



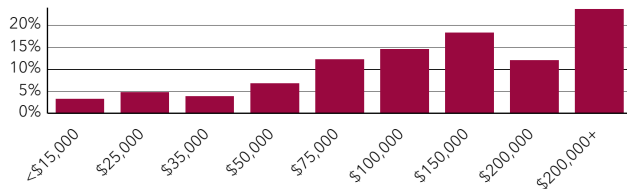
Housing: Year Built



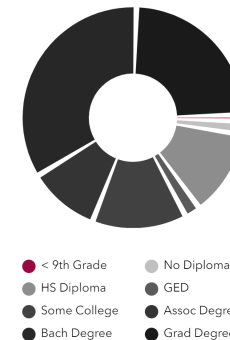
Home Value



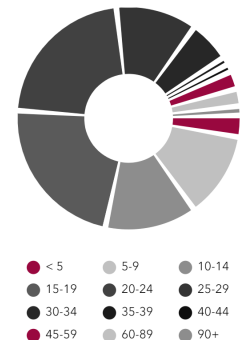
Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

Dots show comparison to Scott County

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