

# FOR LEASE

## 0 FOREST GROVE DRIVE

BETTENDORF, IA 52722



### PRICE

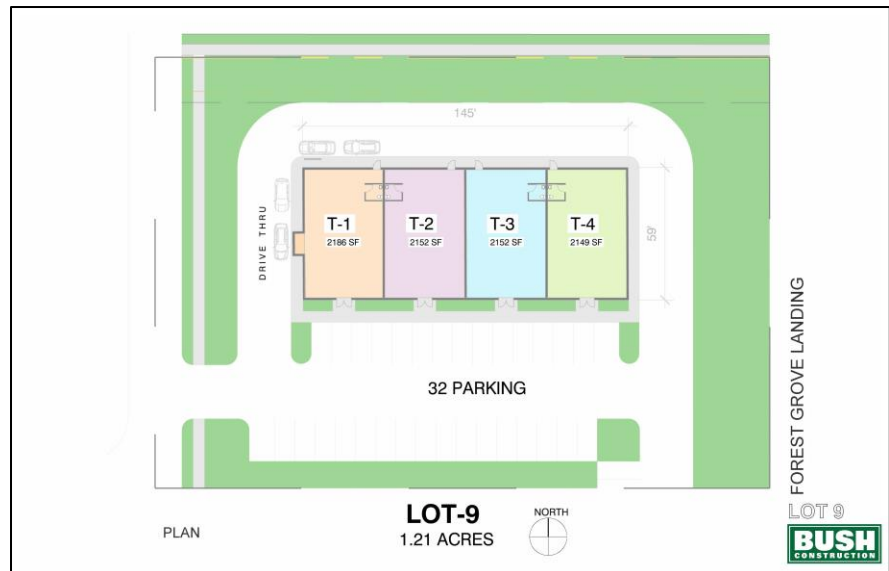
- \$26.50/SF, NNN

### AVAILABLE SPACE

- 8,639 SF (DIVISIBLE)

### BUILDING FEATURES

- 1,500 SF - 8,639 SF BUILDING
- TO BE BUILT RETAIL SUITES AT FOREST GROVE LANDING
- LOCATED IMMEDIATELY TO THE WEST OF TBK SPORTS COMPLEX
- 3.4M ANNUAL VISITORS TO TBK SPORTS PLEX (VIA PLACER.AI)
- VANILLA SHELL DELIVERY
- OPEX ESTIMATED AT \$7.00/SF



## CONTACT US



**Chris Wilkins**

563 505 4741

cwilkins@thehawkeyegroup.com



**Shawn Stuenkel**

309 368 3419

sstuenkel@thehawkeyegroup.com



1850 E. 54<sup>th</sup> Street • Davenport, Iowa 52807 • Office: 563.344.4295 • [www.TheHawkeyeGroup.com](http://www.TheHawkeyeGroup.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. BROKERS ARE LICENSED IN IOWA & ILLINOIS

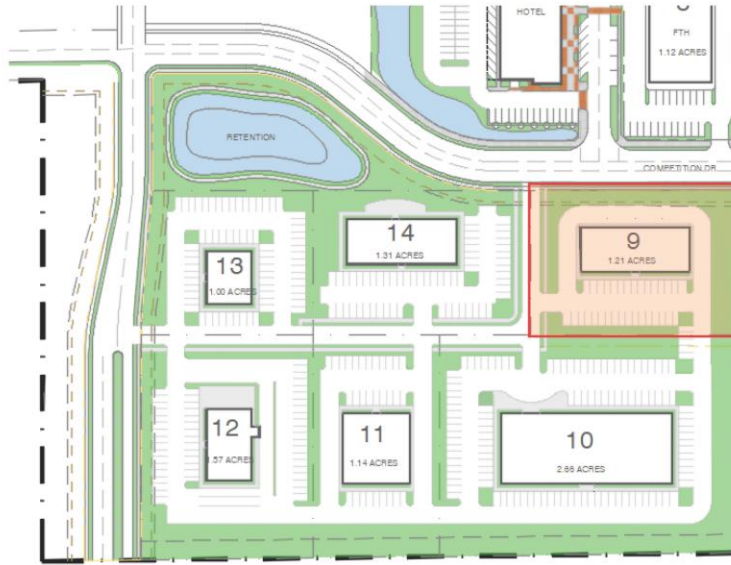
FOR LEASE

0 FOREST GROVE DRIVE

BETTENDORF, IA 52722



**HAWKEYE**  
COMMERCIAL REAL ESTATE



FOREST GROVE LANDING

LOT 9



**Chris Wilkins**

563 505 4741

cwilkins@thehawkeyegroup.com



**Shawn Stuenkel**

309 368 3419

sstuenkel@thehawkeyegroup.com

1850 E. 54<sup>th</sup> Street • Davenport, Iowa 52807 • Office: 563.344.4295 • [www.TheHawkeyeGroup.com](http://www.TheHawkeyeGroup.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. BROKERS ARE LICENSED IN IOWA & ILLINOIS