



SITE



RETAIL SPACE AVAILABLE 1,596 SF

FOR LEASE

4840 ASBURY ROAD | DUBUQUE, IA 52002



WSG
CRE
SKOGMAN
COMMERCIAL

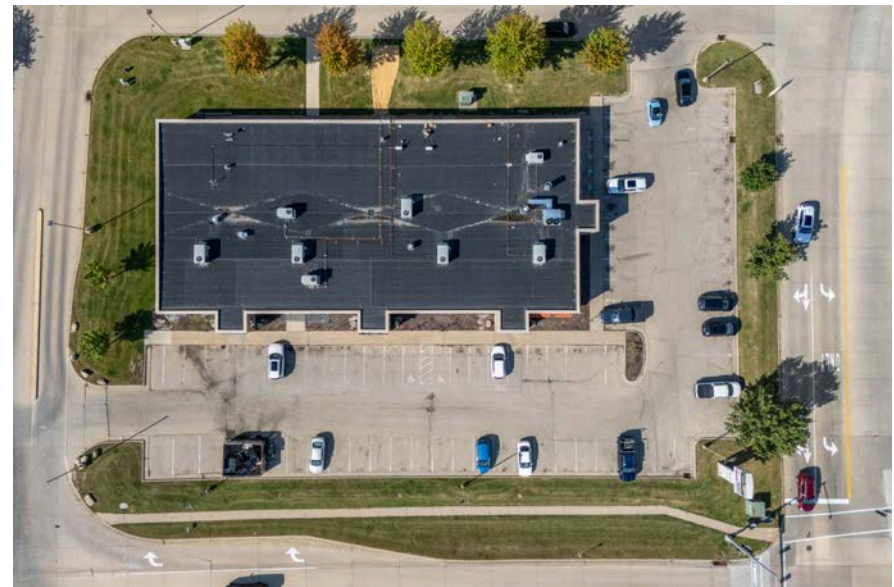


PROPERTY OVERVIEW

Property Details	
Address	4840 Asbury Rd, Dubuque, IA 52002
Suite	Suite 5
Space Available	1,596 SF
County	Dubuque
Lot Size	1.15 Acres
Parcel Number	1017476003
Legal Description	LOT 1-1 ASBURY PLAZA
Year Built	2021
Property Taxes	\$56,434.00
Est. OPEX	\$7.00 / SF
Lease Rate	\$14.50 / SF NNN

- Highly visible retail development along the heavily traveled Asbury Rd. near the NW Arterial intersection in Dubuque, IA
- Located directly in front of one of the top Hy-Vee grocery stores in Iowa per Placer.ai
- Former Jenny Craig Space with current private office buildout ready to go
- Easily convertible space footprint to variety of retail uses - restaurant, service, retail, office, etc.
- Strong co-tenants with numerous national brands including Pancheros, Edward Jones, Great Clips, and T-Mobile
- Surrounded by excellent demographics and development growth to the NW of Dubuque
- Multiple strong retail anchors such as Aldi, Sam's Club, Hy-Vee, Kohl's, TJ Maxx, Blain's Farm & Fleet all within the immediate area

EXTERIOR PHOTOS





INTERIOR PHOTOS





AERIAL MAP

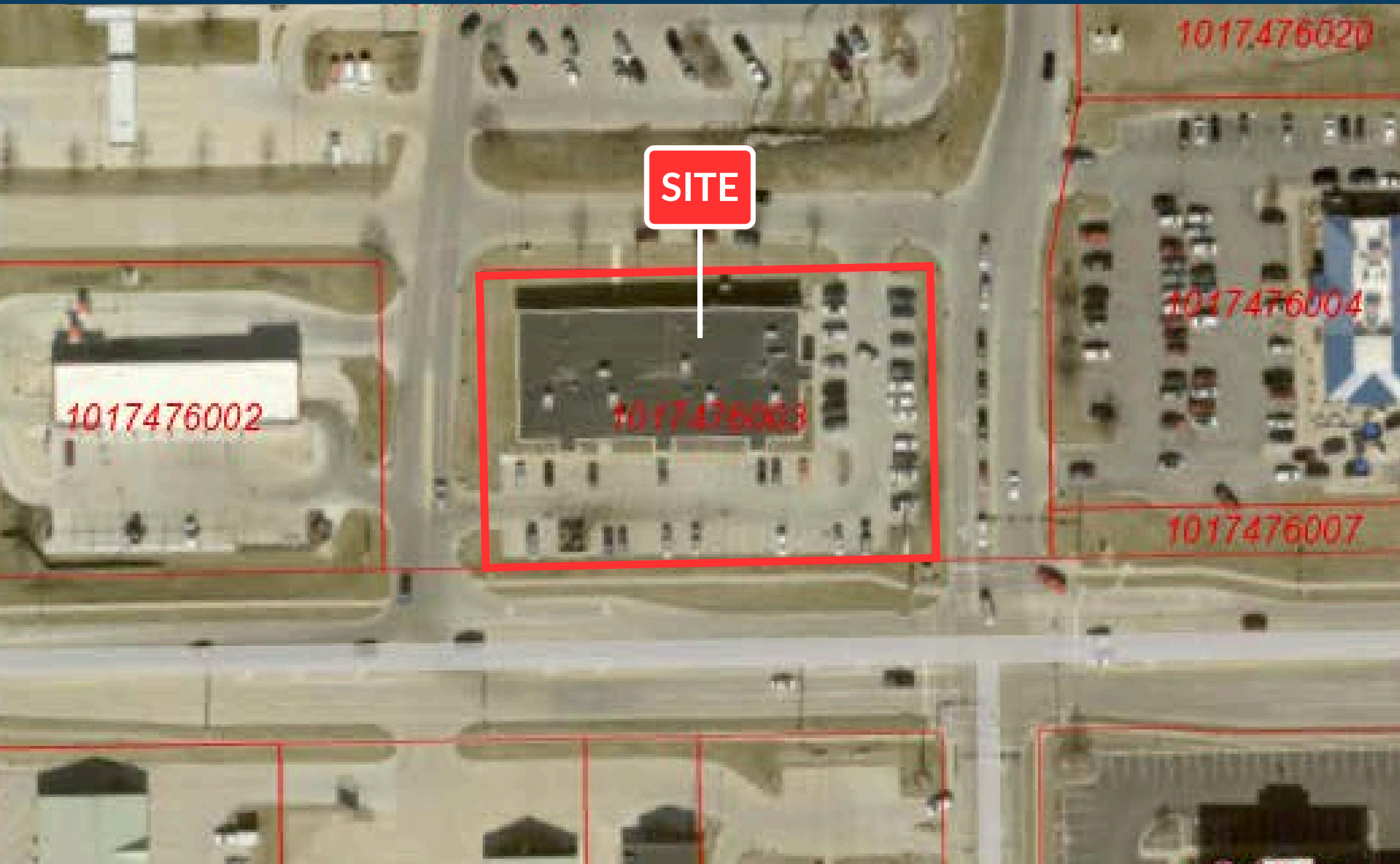


Asbury Road (15,800)

NW Arterial (20,600 CPD)

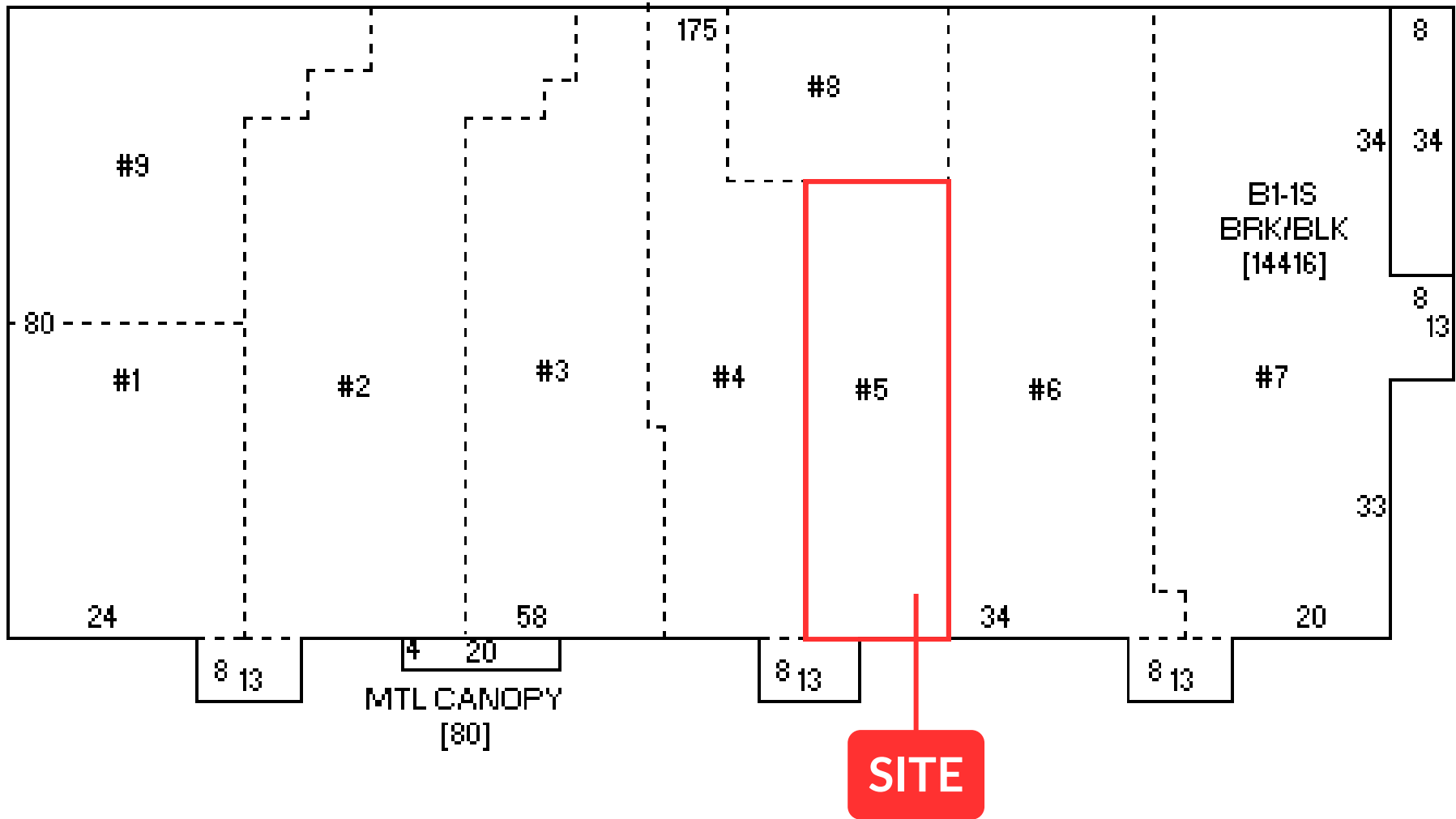
Asbury Road (15,800)

PARCEL MAP





SITE PLAN





DUBUQUE OVERVIEW

Dubuque, nestled along the Mississippi River in the tri-state region of Iowa, Wisconsin, and Illinois, is a dynamic hub for business and innovation. Its strategic location provides companies with convenient access to major Midwest markets while offering a supportive environment for growth. With a strong foundation in advanced manufacturing, technology, healthcare, and financial services, Dubuque continues to attract new ventures and established enterprises alike. The city's historic charm, modern infrastructure, and collaborative business ecosystem make it an exceptional place to live, work, and thrive.



Iowa ranked #1 overall best state



Iowa ranked #2 best cost of doing business

Overview

Population	59,818
Workforce	45,941
Companies	2,863
Colleges & Universities	5

Top Employers

John Deere	2,600
Dubuque School District	1,957
MercyOne Medical Center	1,410
Medical Associates Clinic	1,061
Finley Hospital	975



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	4,342	21,761	46,499
	2025 Population	6,148	33,245	70,501
	Annual Population Growth Rate	-0.07%	-0.05%	0.06%
	2025 Median Age	40.7	40.7	38.6
	2025 Total Households	2,507	13,667	29,236
	Annual Household Growth Rate	0.08%	0.04%	0.18%
	2025 Average Household Income	\$105,702	\$101,947	\$90,809
	Daily Traffic Count: 18,600 VPD			



CONTACTS



Tiffany Earl Williams

Managing Partner/Owner Agent
Licensed Realtor in the State of Iowa
tiffanywilliams@wsgcre.com
319-675-1694



Josh Seamans, CCIM

Managing Partner/Owner Broker
Licensed Realtor in the State of Iowa
joshseamans@wsgcre.com
319-675-1694



Gabe Golberg

Vice President/Partner Agent
Licensed Realtor in the State of Iowa
gabegolberg@wsgcre.com
319-675-1694



Phil Williams

Managing Partner/Owner Agent
Licensed Realtor in the State of Iowa
philwilliams@wsgcre.com
319-675-1694