

# 3450

## FOR LEASE | 2,400 SF AVAILABLE

**DODGE ST SUITE B  
DUBUQUE, IA 52003**



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# SPACE AVAILABLE

3450 DODGE ST SUITE B IN DUBUQUE, IOWA IS LOCATED ALONG THE BUSY U.S. HIGHWAY 20 CORRIDOR, ONE OF THE CITY'S MAIN COMMERCIAL ROUTES. THE SITE SITS NEAR MAJOR SHOPPING CENTERS AND RETAIL DEVELOPMENTS, INCLUDING THE KENNEDY MALL AREA, WHICH IS IT PART OF DUBUQUE'S PRIMARY RETAIL AND COMMERCIAL DISTRICT. THE LOCATION PROVIDES STRONG VISIBILITY AND CONVENIENT ACCESS FOR BOTH LOCAL TRAFFIC AND TRAVELERS PASSING THROUGH THE AREA.

<b>SIZE:</b>	<b>2,400 SF</b>
<b>RENT RATE:</b>	<b>\$38.00 PSF NNN</b>
<b>EST OPEX:</b>	<b>\$11.48 PSF</b>
<b>POSSESSION:</b>	<b>IMMEDIATE</b>
<b>TERM:</b>	<b>NEGOTIABLE</b>



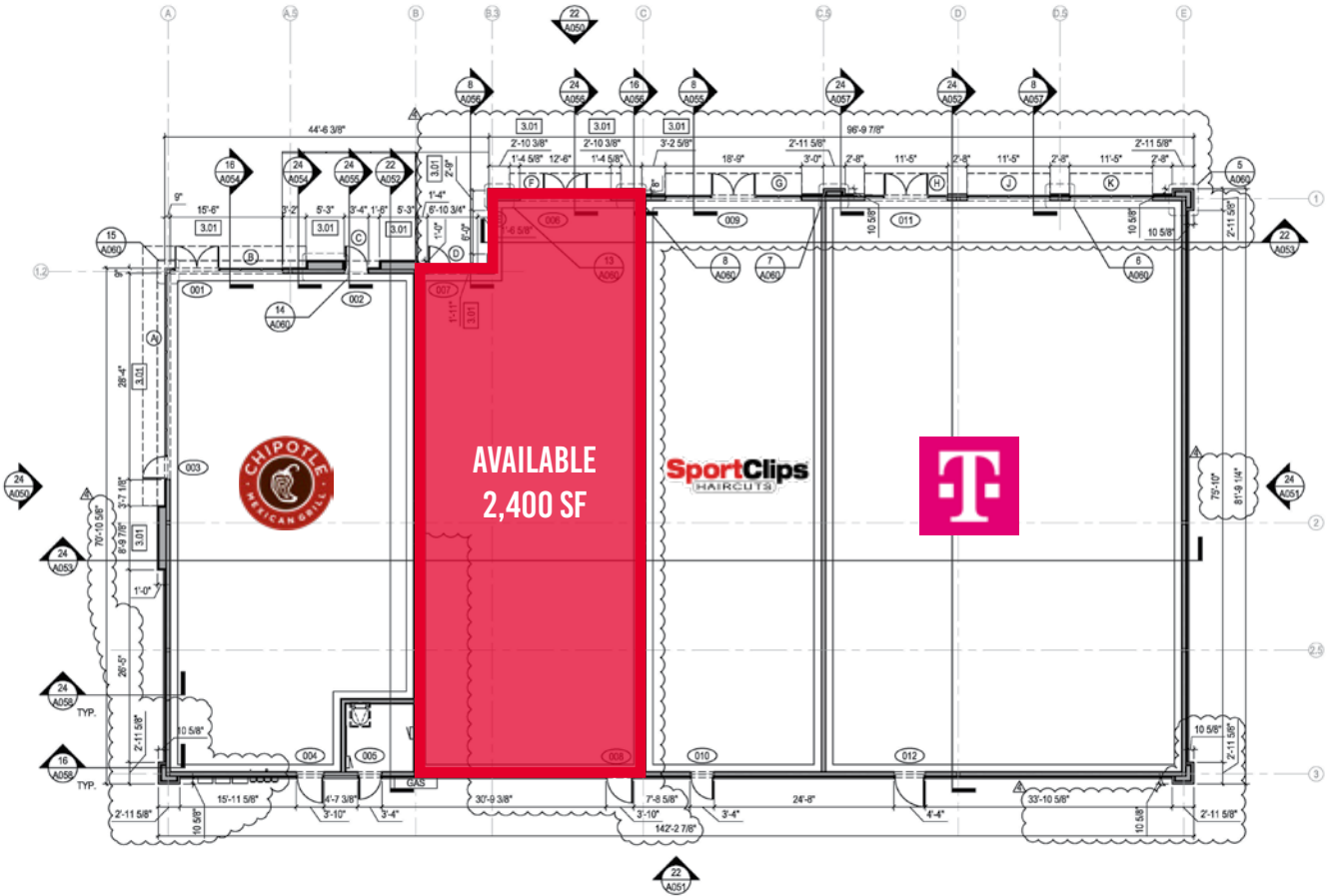
## NEIGHBORS

T-Mobile, Chipotle, SportClips, Chick-fil-A, Hy-Vee, Target, Jersey Mike's, Smoothie King, UnityPoint Urgent Care, and many more

## COMMENTS

- Located along heavily traveled U.S. Hwy 20
- Easily convertible for a variety of uses
- Built-out bathroom

# FLOORPLAN



**BUILDING SIZE:** 10,690 SF

**SUITE B:** 2,400 SF

**TOTAL AVAILABLE** 2,400 SF

## THIS SPACE FEATURES:

- 2,400 SF OF RETAIL SPACE
- CURRENTLY BUILT OUT FOR A QSR WITH A KITCHEN SPACE AND INSTALLED HOOD
- WALK-IN COOLER
- BUILT-OUT RESTROOM
- EASILY CONVERTIBLE FOR A VARIETY OF USES
- SIGNAGE AVAILABLE ALONG DODGE ST
- LOCATED IN A RETAIL DENSE REGION

# INTERIOR PHOTOS



# LOCATION

## MAJOR ROADWAYS

US HWY 20

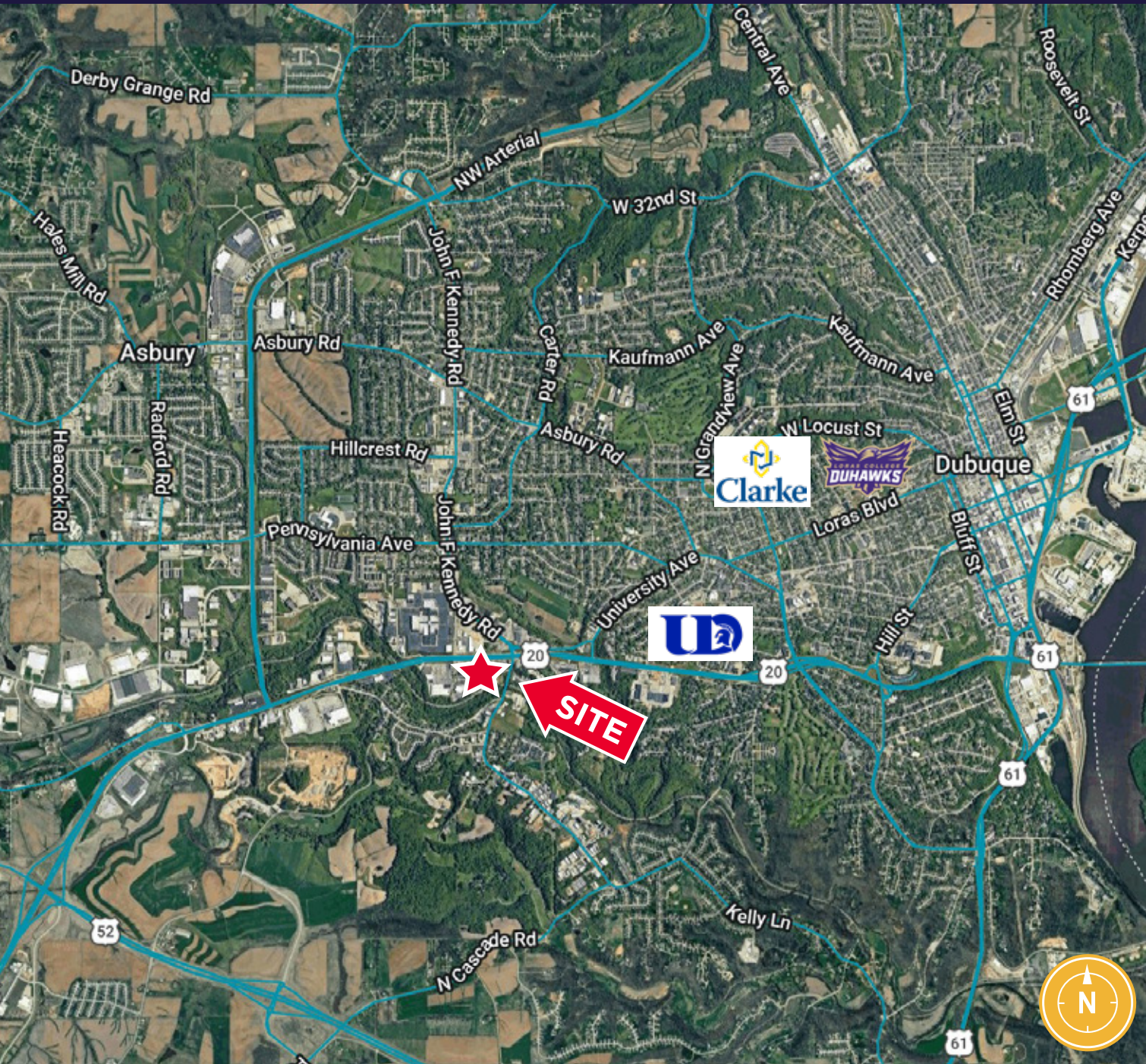
NW ARTERIAL

JOHN F KENNEDY RD

ASBURY RD

CENTRAL AVE

## COLLEGE/UNIVERSITIES



# SOUTHWEST DRONE VIEW



# NORTHWEST DRONE VIEW



WACKER DR 2,981 VPD

DODGE ST 28,808 VPD

**SITE**



- KENNEDY MALL**
- HIBBETT
  - FINCH LINE
  - Bath & Body Works
  - FIRESTONE
  - AMERICAN EAGLE
  - DICK'S
  - Summie Anna's
  - BEET BUY
  - ULTRA
  - RIDGELY'S
  - BAM!
  - BOOKS AND MORE
  - TEXAS
  - KAY
  - SHOE CARNIVAL
  - Marshall's
  - Edward Jones
  - JCPenney
  - VICTORIAN SECRET
  - HomeGoods
  - Buckle
  - Hot
  - Seneca
  - GNC
  - COST CUTTERS
  - GO!

- conoco
- KFC
- DISCOUNT TIRE
- PET SMART
- us bank
- Wendy's
- AT&T
- W
- noodles
- YOUR PIE
- OLD KING
- Advance Auto Parts
- Walmart
- Target
- Costco
- Walgreens
- CVS
- Wal-Mart
- Home Depot
- Lowes
- Menards
- Tractor Supply Co.
- AutoZone
- Advance Auto Parts
- Walmart
- Target
- Costco
- Walgreens
- CVS
- Wal-Mart
- Home Depot
- Lowes
- Menards
- Tractor Supply Co.
- AutoZone
- Advance Auto Parts

**HyVee**

**Chick-fil-A**

**CHIPOTLE**

**SportClips**

**T**

**AspenDental**  
**verizon**  
**VISION 4 LESS**

**Hampton Inn & Suites**



# NORTHEAST DRONE VIEW



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,265	50,430	74,450
DAYTIME POPULATION	10,763	61,316	85,630
MEDIAN AGE	44	38	39
TOTAL HOUSEHOLDS	3,127	21,219	30,989
AVERAGE HOUSEHOLD INCOME	\$80,047	92,704	\$91,218

# RETAIL REGION



STEPHEN HEMPSTEAD HIGH SCHOOL

DUBUQUE SENIOR HIGH SCHOOL

FINLEY HOSPITAL

**SITE**



Map data ©2026 G

Google

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