

FOR LEASE/SALE

1415 KIMBERLY ROAD

BETTENDORF, IA 52722



### PRICE

- \$16.00/PSF, NNN
- \$7.50/PSF-OPEX
- \$1,950,000

### AVAILABLE SPACE

- 4,700 SF

### BUILDING FEATURES

- PRIME RESTAURANT/RETAIL SPACE RECENTLY FINISHED IN 2022
- MOST OF THE FF&E IS FOR SALE AND WILL STAY WITH THE BUILDING
- LARGE PYLON SIGNAGE AND AMPLE PARKING AVAILABLE
- CLOSE TO I-74 WITH EAST ACCESS TO ILLINOIS
- STRONG MIX OF NEIGHBORING TENANTS INCLUDING, UNITY POINT CLINIC, DUNN BROS COFFEE, BURLINGTON COAT FACTORY, PIZZA RANCH, 9ROUND, MERLE NORMAN, AND RED GINGER
- VIEW TOUR [HERE](#)



## CONTACT US



**Chris Wilkins**

563 505 4741

[cwilkins@thehawkeyegroup.com](mailto:cwilkins@thehawkeyegroup.com)



**Max Gellerman, CCIM**

563 676 2806

[mgellerman@thehawkeyegroup.com](mailto:mgellerman@thehawkeyegroup.com)

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

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