

Commercial Space | For Lease

1044-1084 Iowa



Great potential in this lease to suit property at 1084-1044 Iowa! 15,700 SF brick building on the corner of 11th and Iowa St. along Highway 52 in the heart of farmer's market. Features tall ceilings, large NEW windows, overhead door and parking behind the building. All windows replaced in 2023. Will discuss improvements/price depending on use and build out. Space would be great for retail, event venue, restaurant, or office space.

There are many space options with this building!

3800 SF space, 5500 SF space, 6400 SF space, 10,200 SF space, or the whole 15,700 SF in both buildings could be leased. Many options!

The parking lot to the east offers up to 72 parking spaces with this building. The

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Overview

PROPERTY HIGHLIGHTS

- Up to approx. 16,000 SF available between the two buildings
- Up to 72 parking spaces available
- Zoned C4
- Brick building with new windows installed in 2023
- Approx. 5000 cars drive by daily
- Office and warehouse space
- Many possible uses—retail, office, restaurant/venue
- 12x14 overhead door
- High ceilings
- Mezzanine



LOCATION HIGHLIGHTS

- Located along Iowa St with approximately 5000 cars driving past daily.
- * Located close to many local businesses

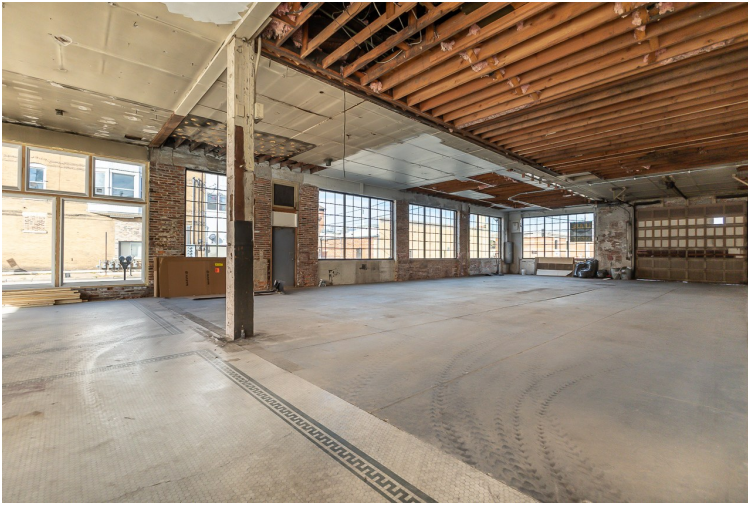
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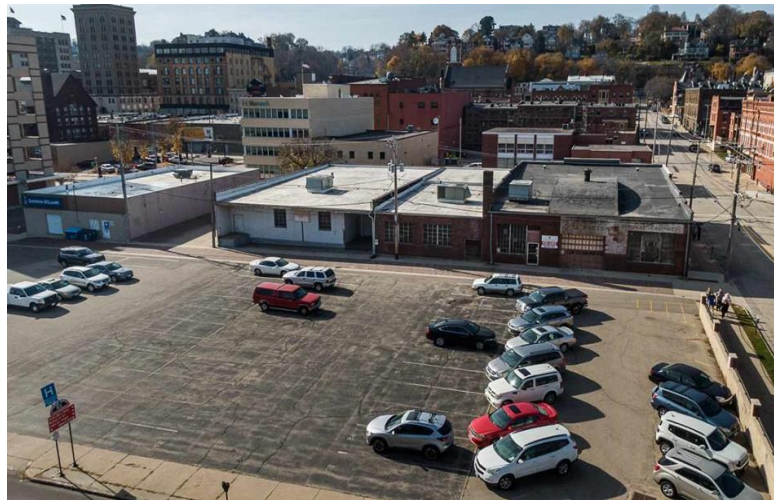
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Photos



Photos



This aerial map displays a commercial area in Dubuque, Iowa. Key features include:

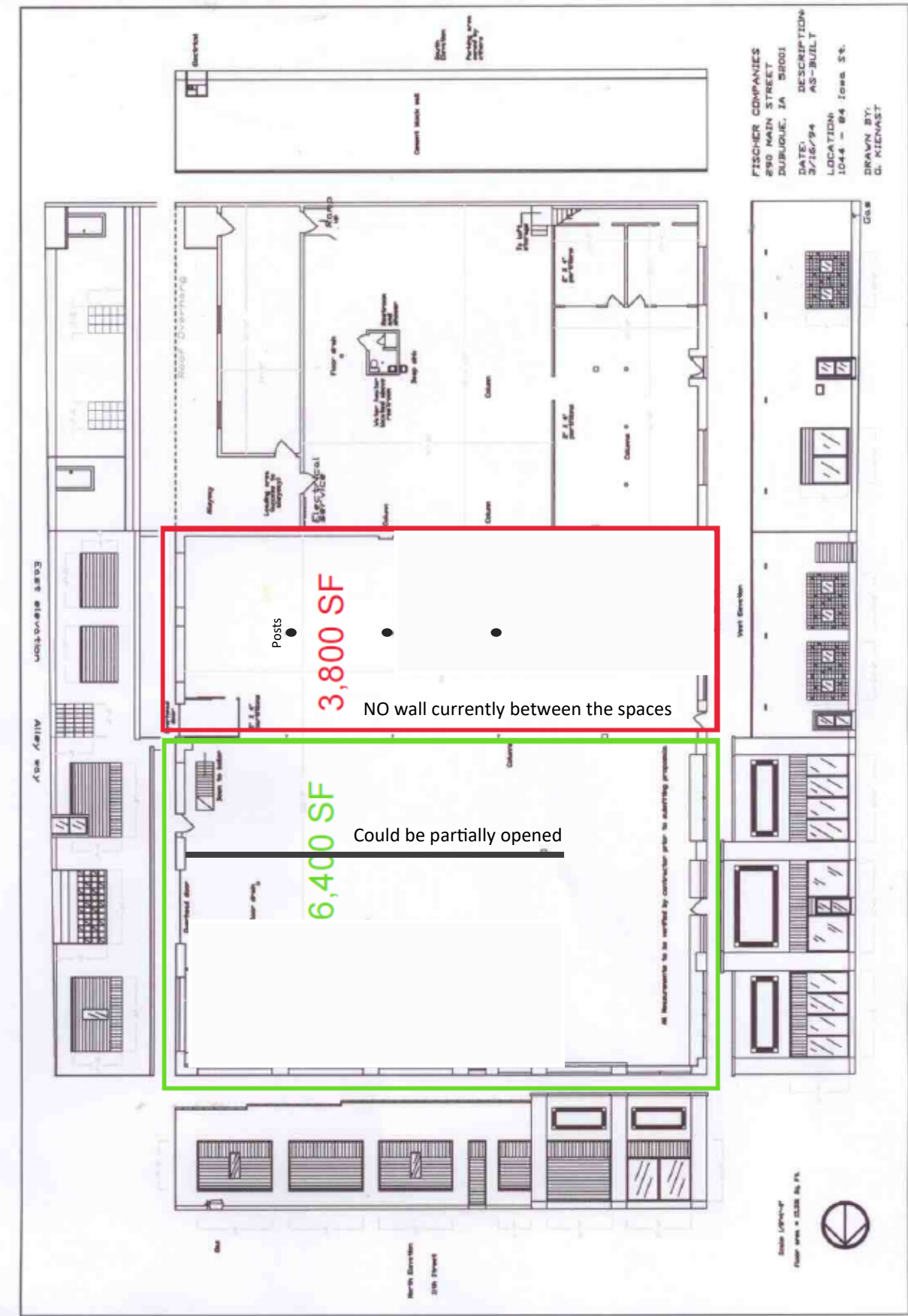
- Streets:** W 11TH ST, US Highway 52.
- Property Lots:** Numerous lots are outlined in red, each labeled with a red lot number (e.g., 1024455012, 1024455014, 1024460006, 1024460007, 1024460008, 1024460009, 1024460010, 1024460012, 1024460011, 1024460013, 1024460014, 1024460015, 1024460016, 1024460017, 1024460018, 1024460019, 1024460020, 1024460021, 1024460022, 1024460023, 1024460024, 1024460025, 1024460026, 1024460027, 1024460028, 1024460029, 1024460030, 1024460031, 1024460032, 1024460033, 1024460034, 1024460035, 1024460036, 1024460037, 1024460038, 1024460039, 1024460040, 1024460041, 1024460042, 1024460043, 1024460044, 1024460045, 1024460046, 1024460047, 1024460048, 1024460049, 1024460050, 1024460051, 1024460052, 1024460053, 1024460054, 1024460055, 1024460056, 1024460057, 1024460058, 1024460059, 1024460060, 1024460061, 1024460062, 1024460063, 1024460064, 1024460065, 1024460066, 1024460067, 1024460068, 1024460069, 1024460070, 1024460071, 1024460072, 1024460073, 1024460074, 1024460075, 1024460076, 1024460077, 1024460078, 1024460079, 1024460080, 1024460081, 1024460082, 1024460083, 1024460084, 1024460085, 1024460086, 1024460087, 1024460088, 1024460089, 1024460090, 1024460091, 1024460092, 1024460093, 1024460094, 1024460095, 1024460096, 1024460097, 1024460098, 1024460099, 1024460100, 1024460101, 1024460102, 1024460103, 1024460104, 1024460105, 1024460106, 1024460107, 1024460108, 1024460109, 1024460110, 1024460111, 1024460112, 1024460113, 1024460114, 1024460115, 1024460116, 1024460117, 1024460118, 1024460119, 1024460120, 1024460121, 1024460122, 1024460123, 1024460124, 1024460125, 1024460126, 1024460127, 1024460128, 1024460129, 1024460130, 1024460131, 1024460132, 1024460133, 1024460134, 1024460135, 1024460136, 1024460137, 1024460138, 1024460139, 1024460140, 1024460141, 1024460142, 1024460143, 1024460144, 1024460145, 1024460146, 1024460147, 1024460148, 1024460149, 1024460150, 1024460151, 1024460152, 1024460153, 1024460154, 1024460155, 1024460156, 1024460157, 1024460158, 1024460159, 1024460160, 1024460161, 1024460162, 1024460163, 1024460164, 1024460165, 1024460166, 1024460167, 1024460168, 1024460169, 1024460170, 1024460171, 1024460172, 1024460173, 1024460174, 1024460175, 1024460176, 1024460177, 1024460178, 1024460179, 1024460180, 1024460181, 1024460182, 1024460183, 1024460184, 1024460185, 1024460186, 1024460187, 1024460188, 1024460189, 1024460190, 1024460191, 1024460192, 1024460193, 1024460194, 1024460195, 1024460196, 1024460197, 1024460198, 1024460199, 1024460200, 1024460201, 1024460202, 1024460203, 1024460204, 1024460205, 1024460206, 1024460207, 1024460208, 1024460209, 1024460210, 1024460211, 1024460212, 1024460213, 1024460214, 1024460215, 1024460216, 1024460217, 1024460218, 1024460219, 1024460220, 1024460221, 1024460222, 1024460223, 1024460224, 1024460225, 1024460226, 1024460227, 1024460228, 1024460229, 1024460230, 1024460231, 1024460232, 1024460233, 1024460234, 1024460235, 1024460236, 1024460237, 1024460238, 1024460239, 1024460240, 1024460241, 1024460242, 1024460243, 1024460244, 1024460245, 1024460246, 1024460247, 1024460248, 1024460249, 1024460250, 1024460251, 1024460252, 1024460253, 1024460254, 1024460255, 1024460256, 1024460257, 1024460258, 1024460259, 1024460260, 1024460261, 1024460262, 1024460263, 1024460264, 1024460265, 1024460266, 1024460267, 1024460268, 1024460269, 1024460270, 1024460271, 1024460272, 1024460273, 1024460274, 1024460275, 1024460276, 1024460277, 1024460278, 1024460279, 1024460280, 1024460281, 1024460282, 1024460283, 1024460284, 1024460285, 1024460286, 1024460287, 1024460288, 1024460289, 1024460290, 1024460291, 1024460292, 1024460293, 1024460294, 1024460295, 1024460296, 1024460297, 1024460298, 1024460299, 1024460300, 1024460301, 1024460302, 1024460303, 1024460304, 1024460305, 1024460306, 1024460307, 1024460308, 1024460309, 1024460310, 1024460311, 1024460312, 1024460313, 1024460314, 1024460315, 1024460316, 1024460317, 1024460318, 1024460319, 1024460320, 1024460321, 1024460322, 1024460323, 1024460324, 1024

1044 Iowa - 6234 SF - .14 acre
1085 Iowa - 10,234 SF - .24 acre
TOTAL - 16,468 SF - .38 acre

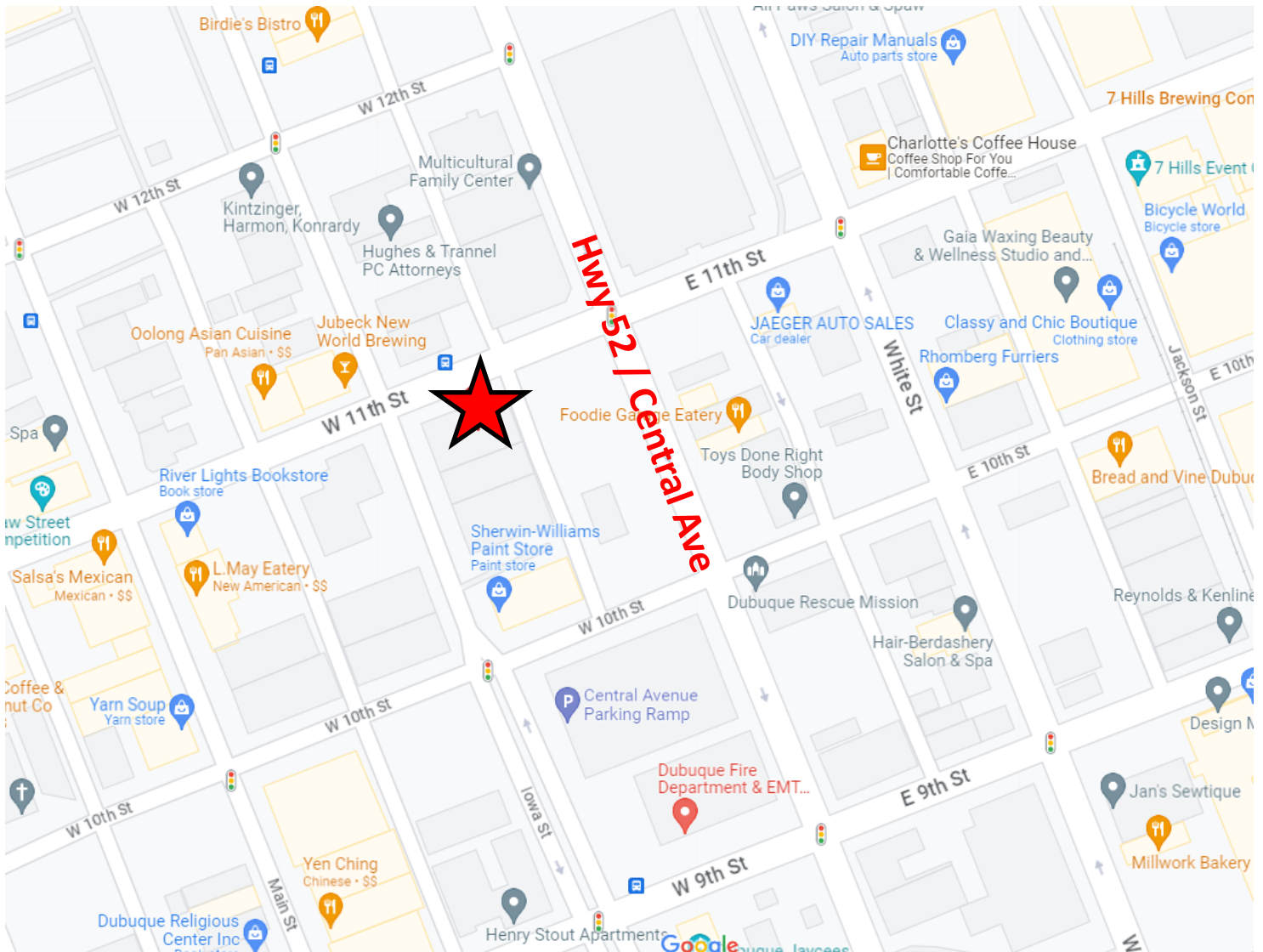
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Floor plan



Location Map

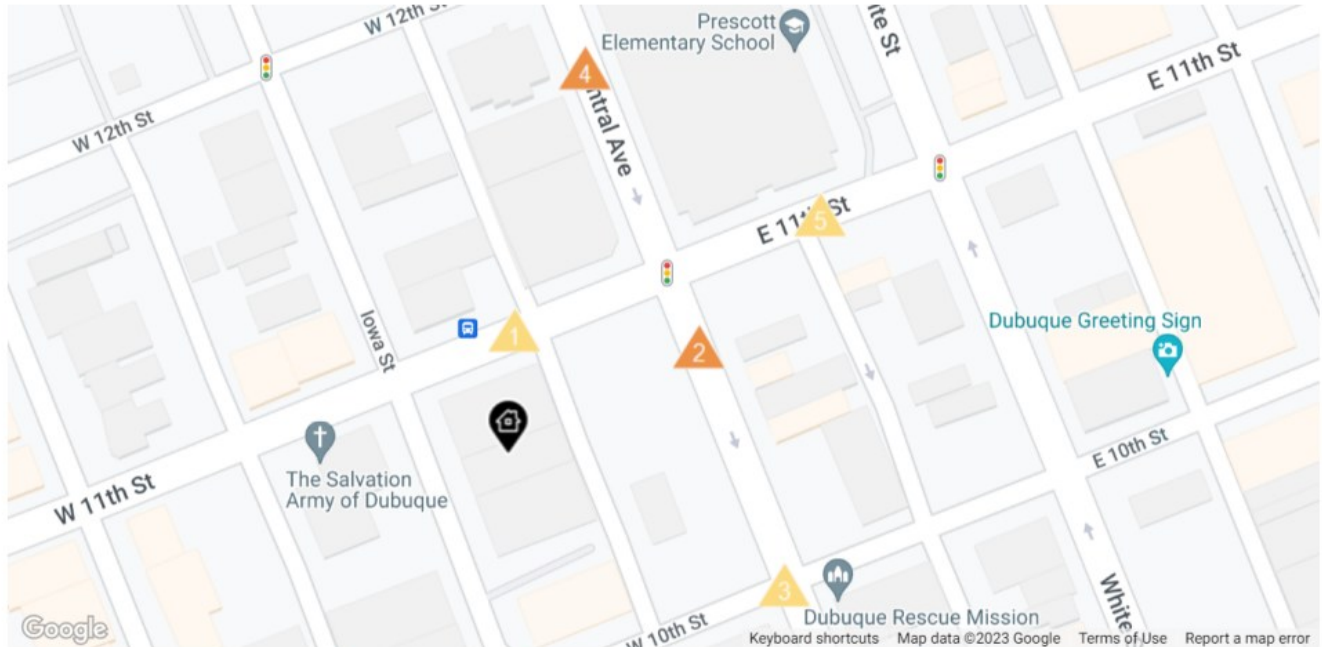


Located near:

- Several law firms
- Heartland Financial
 - Dupaco
- Cottingham & Butler
- Charlotte's Coffee House
 - L May Eatery
 - Foodie Garage
 - Jubecks Brewing
 - Oolong
- Multicultural Family Center

Traffic Counts

Traffic Counts



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1

983

2022 Est. daily traffic counts

Street: W 11th St
Cross: Iowa St
Cross Dir: SW
Dist: 0.02 miles

Historical counts

Year	Count	Type
2013	1,000	AADT
1997	1,090	AADT

2

7,902

2022 Est. daily traffic counts

Street: Central Ave
Cross: E 11th St
Cross Dir: NW
Dist: 0.02 miles

Historical counts

Year	Count	Type
2015	7,900	AADT
1997	13,000	AADT

3

3,525

2022 Est. daily traffic counts

Street: West 10th Street
Cross: W 10th St
Cross Dir: N
Dist: -

Historical counts

Year	Count	Type
2020	940	AADT
2018	7,900	AADT

4

8,002

2022 Est. daily traffic counts

Street: Central Ave
Cross: W 12th St
Cross Dir: NW
Dist: 0.02 miles

Historical counts

Year	Count	Type
2015	8,000	AADT
1997	10,700	AADT

5

2,171

2022 Est. daily traffic counts

Street: E 11th St
Cross: White St
Cross Dir: NE
Dist: 0.02 miles

Historical counts

Year	Count	Type
2013	2,170	AADT
1997	2,840	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Demographics

Population in 2021: 59,119 (100% urban, 0% rural).

Population change since 2000: +2.5%



Males: 28,607 (48.4%)

Females: 30,512 (51.6%)

Median resident age: 38.4 years

Iowa median age: 38.5 years

Zip codes: [52001](#), [52003](#).

[Dubuque Zip Code Map](#)

Estimated median household income in 2021: \$65,053 (it was \$36,785 in 2000)

Dubuque: \$65,053

IA: \$65,600

Estimated per capita income in 2021: \$35,082 (it was \$19,616 in 2000)

[Dubuque city income, earnings, and wages data](#)

Estimated median house or condo value in 2021: \$170,109 (it was \$86,400 in 2000)

Dubuque: \$170,109

IA: \$174,400

Mean prices in 2021:

All housing units: \$230,414

Detached houses: \$242,945

Townhouses or other attached units: \$230,981

2-unit structures: \$106,071

3-to-4-unit structures: \$263,776

5-or-more-unit structures: \$136,981

Median gross rent in 2021: \$868

March 2022 cost of living index in Dubuque: 84.6 (less than average, U.S. average is 100)

Percentage of residents living in poverty in 2021:

12.3% (10.7% for White Non-Hispanic residents)

29.6% for Black residents

14.1% for Hispanic or Latino residents

50.9% for Native Hawaiian and other Pacific Islander residents

28.4% for other race residents

18.1% for two or more races residents

Source: <https://www.city-data.com/city/Dubuque-Iowa.html>