



Property Highlights

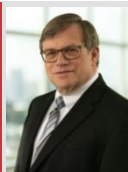
- 16.61 acres of prime development land in high growth area
- Excellent opportunity for many commercial or mixed uses
- Approximately 1,700 feet of Middle Road frontage with great visibility and traffic
- Utilities, including fiber, at the site
- Subdivision possible
- Easy access to I-74, I-80, and TBK Bank Sports Complex
- Area businesses include Lindquist Ford, Hy-Vee, Starbucks, Burger King, Taco Bell, Arby's, Duck Creek Tire & Service, Vibrant Credit Union, The Red Apple Childcare and Preschool, ALDI, and Fareway

Visible Land for Development

4100 Middle Rd., Bettendorf, IA

Details

Lot Size	16.61 Acres
Parcel	841433005
Taxes	\$386.00 (2024)
Zoning	C-2



RICHARD WEINSTEIN

Vice President/Director

d: 563-823-5124

e: rweinstein@ruhlcommercial.com



THOMAS P. DALTON

Broker Associate

c: 563-529-1750

e: tdalton@ruhlcommercial.com



JOHN G. RUHL

Vice President/Director

c: 563-320-5488

e: jruhl@ruhlcommercial.com



Demographics	1 Mile	3 Miles	5 Miles
Population	6,611	43,161	112,951
Households	3,023	17,348	47,471
Median Household Income	\$132,873	\$120,095	\$88,448
Average Household Income	\$156,654	\$149,984	\$117,358



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