3450

DODGE ST SUITE B

DUBUQUE, IA 52003

FOR LEASE | 2,400 SF AVAILABLE

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Iowa Commercial Advisors

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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.

SIZE:	2,400 SF
RENT RATE:	$38.00 PSF NNN
EST OPEX:	$11.48 PSF
POSSESSION:	IMMEDIATE
TERM:	NEGOTIABLE

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

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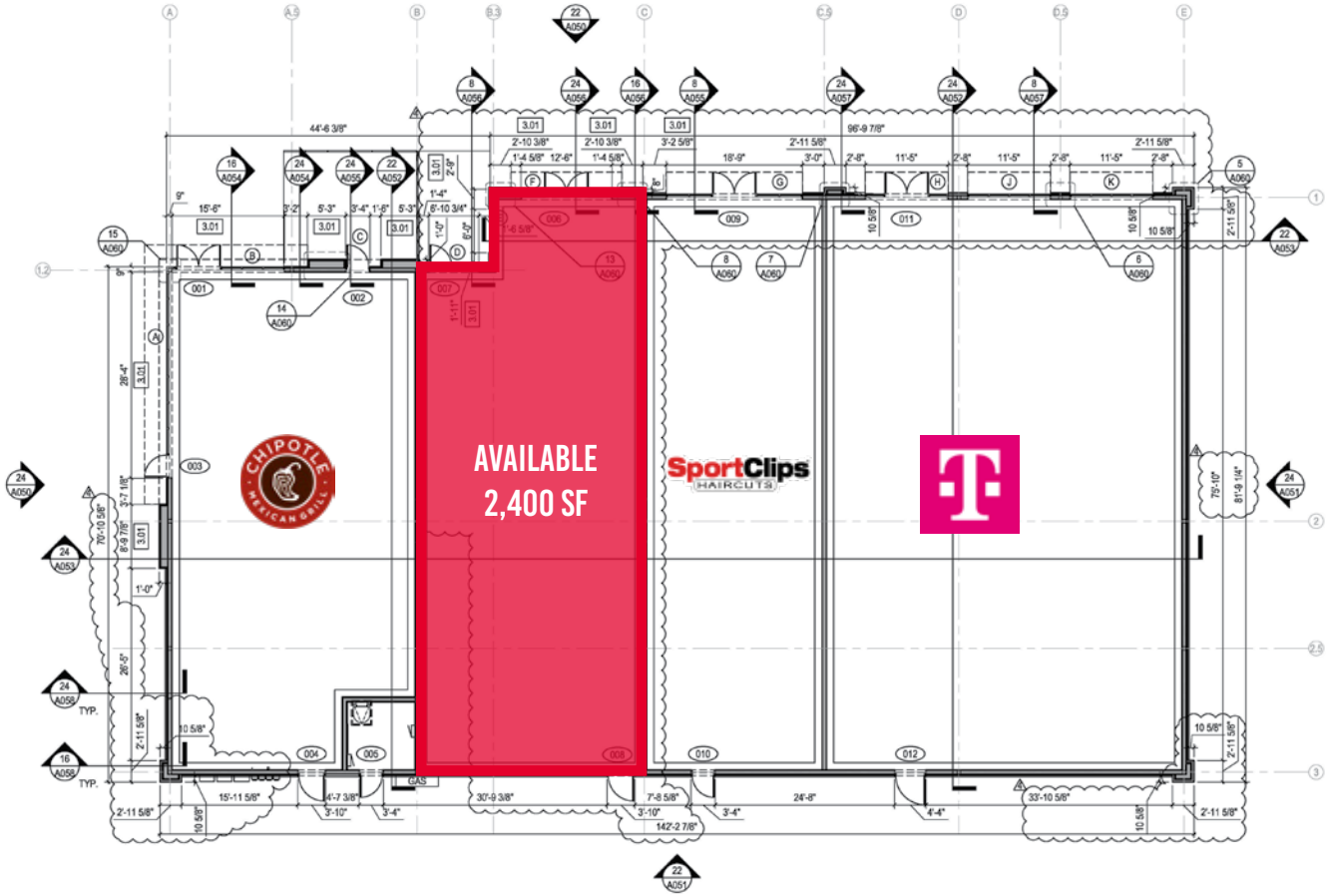

FLOORPLAN

BUILDING SIZE:	10,690 SF
SUITE B:	2,400 SF
TOTAL AVAILABLE	2,400 SF

THIS SPACE FEATURES:

- 2,400 SF OF RETAIL SPACE
- EASILY CONVERTIBLE FOR A VARIETY OF USES
- SIGNAGE AVAILABLE ALONG DODGE ST
- LOCATED IN A RETAIL DENSE REGION

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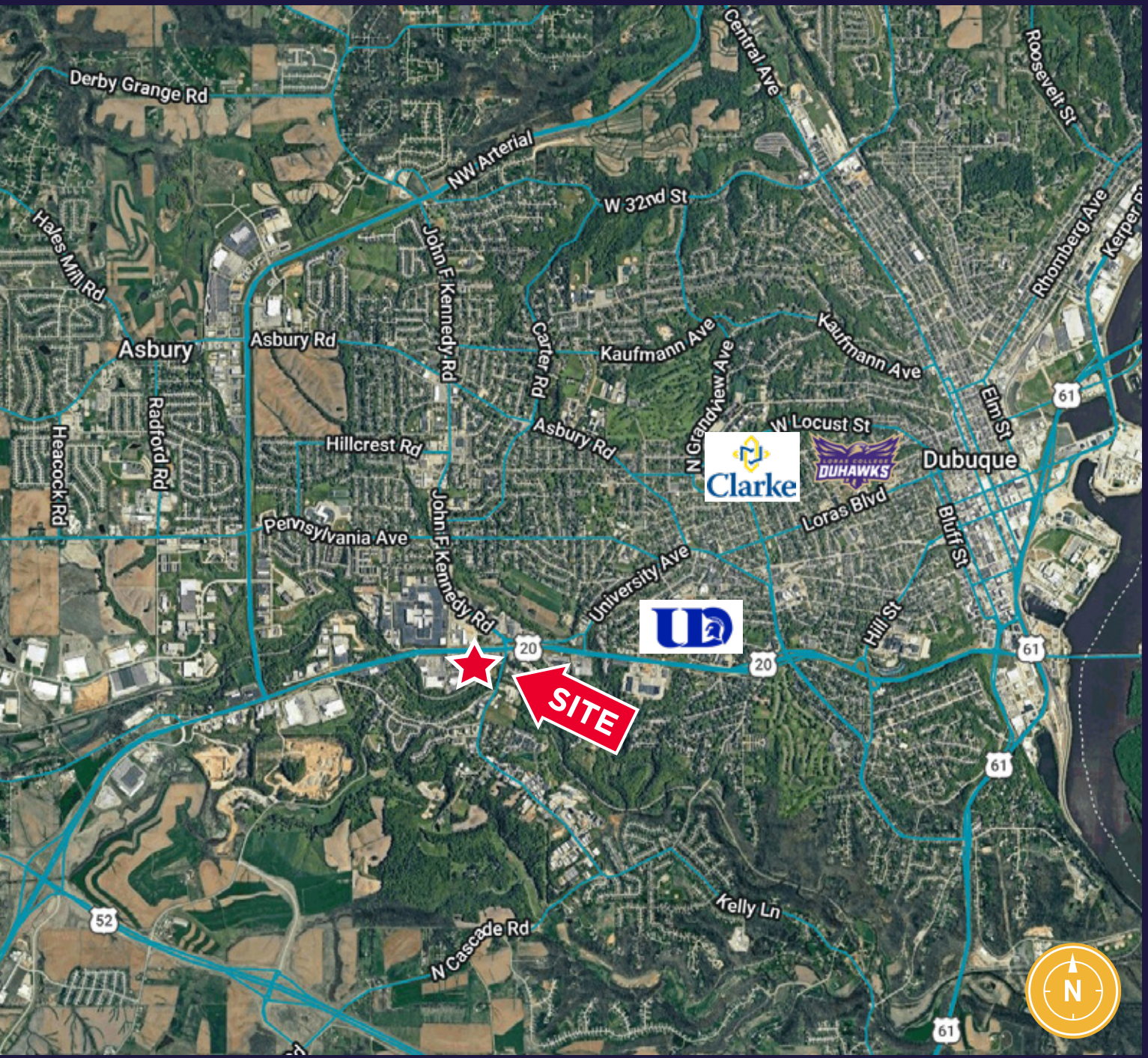

LOCATION

MAJOR ROADWWAYS

US HWY 20
NW ARTERIAL
JOHN F KENNEDY RD
ASBURY RD
CENTRAL AVE

COLLEGE/UNVERSITIES

LORAS COLLEGE DUHAWKS

Clarke UNIVERSITY

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SOUTHWEST DRONE VIEW

NORTHWEST DRONE VIEW

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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

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