



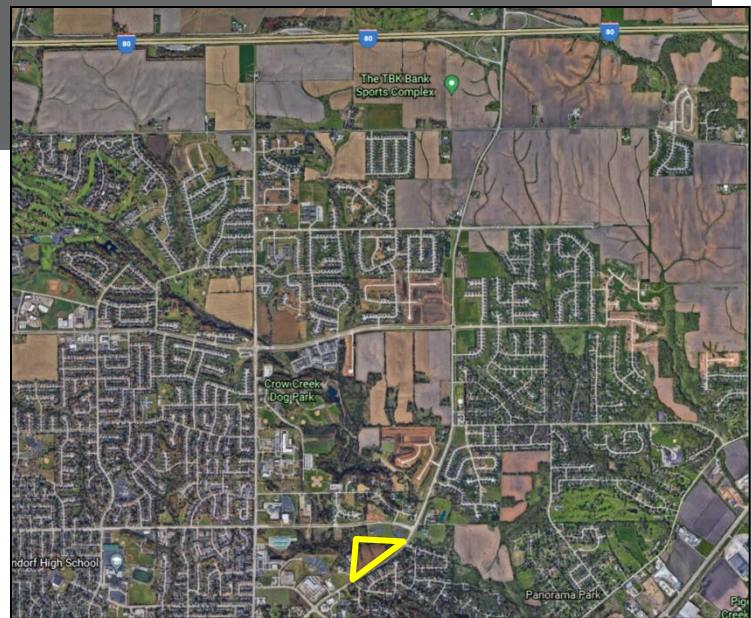
4100 Middle Road

Bettendorf, IA 52722

Sale Price: \$4,950,000

Property Features

- 16.5 acres of prime development land in high growth area
- Excellent opportunity for many commercial 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-80
- 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
- Zoned C-2
- Real Estate Taxes: \$366.00 (2019)



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UPDATED: 04/2021

5111 Utica Ridge Road
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2020 Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,509	15,761	45,845
Total Population	5,349	38,697	110,714
Average Household Income	\$115,097	\$113,161	\$87,640
Average House Value	\$272,122	\$276,864	\$221,006