



905 State Street

PRICE REDUCED!

Bettendorf, IA 52722

Sale Price: ~~\$349,900~~ \$299,900 Lease Rate: ~~\$11.75/SF Net~~ \$10.00/SF Net

Property Features

- Former State Street Interiors location in Bettendorf
- A very well-maintained property with great visibility
- Approximately 12,200 VPD (vehicles per day) pass by
- Large open area show room with beautiful natural light
- Large rooms, ideal for craftsman, retail or office
- 8x7 overhead door with large loading/unloading area located on backside of building
- Ample parking with easy access to front and back of building
- Neighboring businesses include All Sports Screen Printing, Adel Wholesalers and many more
- Tenant will be responsible for all maintenance & other operating expenses for the building
- Seller will consider a Lease for Purchase or Contract Sale for qualified buyers
- Taxes: \$3,892.00 (2018)

2020 Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,090	36,103	80,836
Total Population	4,406	86,629	194,555
Average Household Income	\$92,443	\$72,947	\$74,042
Average House Value	\$232,952	\$180,416	\$184,623



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Office/Retail Building
3,304 SF

