3450

DODGE ST SUITE B

DUBUQUE, IA 52003

FOR LEASE | 2,400 SF AVAILABLE



RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

CHLOE MARZEN
Business Analyst

OLIVIA CHRISTIANSON
Marketing Specialist

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance





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

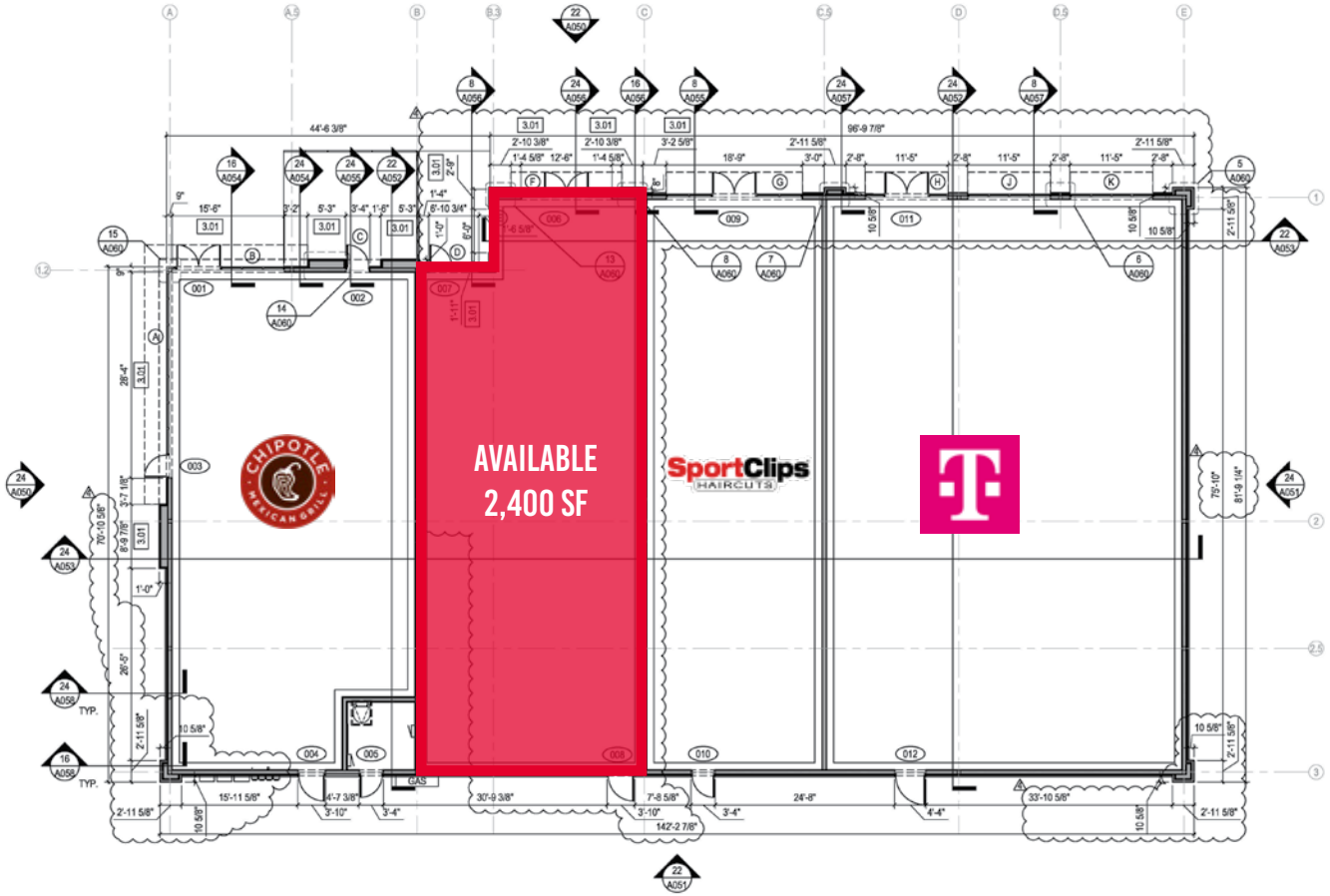
T-Mobile, Chipotle, SportClips, Chick-fil-A, Hy-Vee, Target, Jersey Mike's, Smoothie King, UnityPoint Urgent Care, and many more

COMMENTS

- Located along heavily traveled U.S. Hwy 20
- Easily convertible for a variety of uses
- Built-out bathroom

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance



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
- -CURRENTLY BUILT OUT FOR A QSR WITH A KITCHEN SPACE AND INSTALLED HOOD
- -WALK-IN COOLER
- -BUILT-OUT RESTROOM
- EASILY CONVERTIBLE FOR A VARIETY OF USES
- SIGNAGE AVAILABLE ALONG DODGE ST
- LOCATED IN A RETAIL DENSE REGION

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

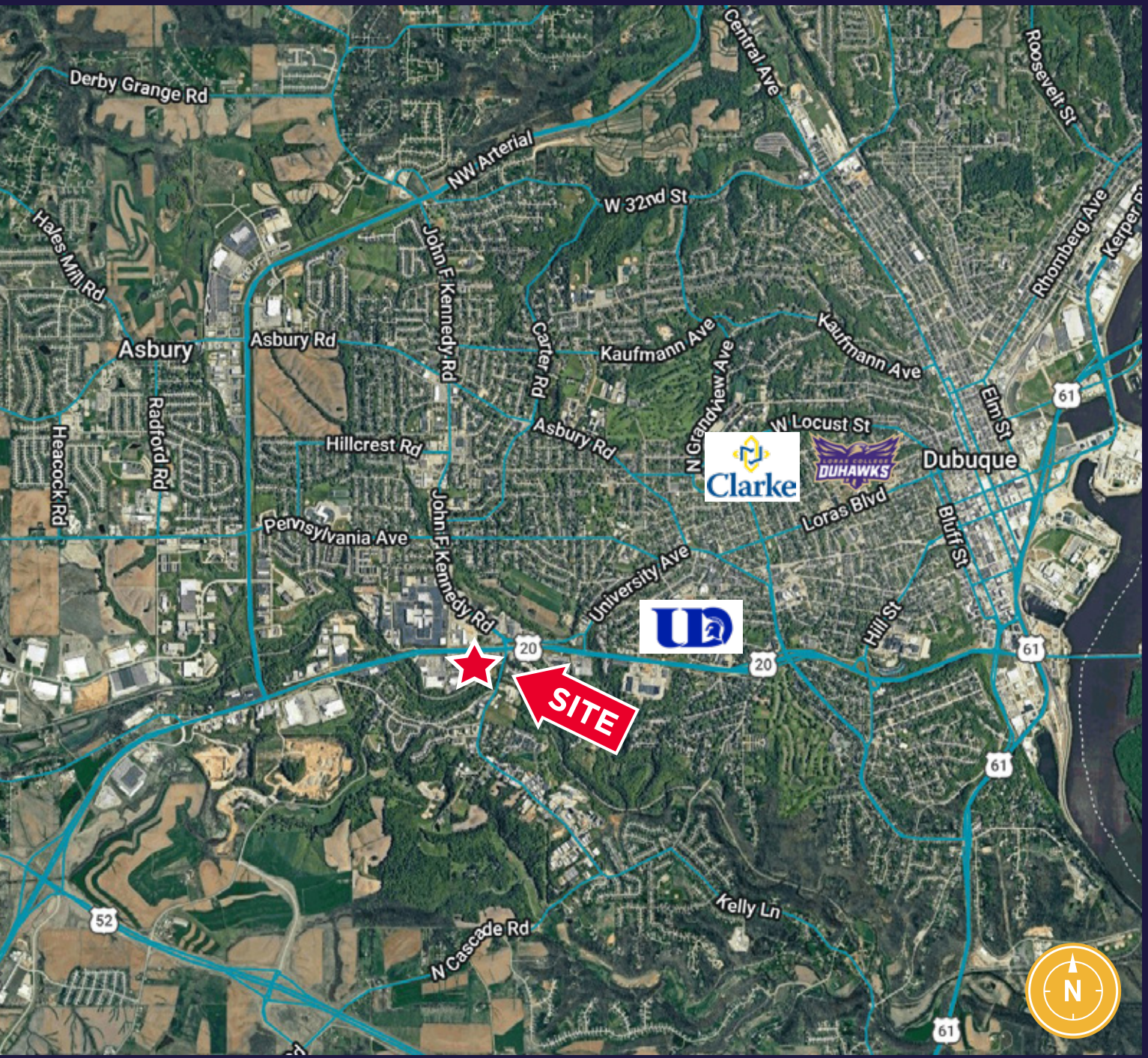
INTERIOR PHOTOS











LOCATION

MAJOR ROADWWAYS

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

COLLEGE/UNVERSITIES

LORAS COLLEGE DUHAWKS

Clarke UNIVERSITY

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

SOUTHWEST DRONE VIEW



NORTHWEST DRONE VIEW



CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

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



3450

DODGE ST SUITE B

DUBUQUE, IA 52003

FOR LEASE | 2,400 SF AVAILABLE



FOR MORE INFORMATION CONTACT:

RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

CHLOE MARZEN
Business Analyst

OLIVIA CHRISTIANSON
Marketing Specialist

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.