

DUCK CREEK PLAZA

BETTENDORF, IA



SIZE

134,229 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
10,593	75,831	189,032
Households		
4,575	31,870	78,882
Median HH Income (\$)		
83,696	68,733	65,282

MAJOR TENANT(S)

Bruegger's Bagels



LOCATION

858 Middle Road | Bettendorf, IA 52722

PROPERTY HIGHLIGHTS

- Shadow-anchored by Home Depot and Walgreens
- National tenants include Bruegger's Bagels, H&R Block, Great Clips, and Malibu Jack's
- Located off Interstate 74, the main thoroughfare for Bettendorf and Davenport, with 56,761 vehicles per day
- Population exceeds 75,800 in a three-mile radius and average household income of approximately \$94,100

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.		
OUT29	Bruegger's Bagels	2,150 SF	015	Ming Spa 1,651 SF
001	838 Boutique	1,985 SF	017	Gulliver's Travel 585 SF
002	Great Clips	1,020 SF	18A	Topping and More, Roll is Cream 1,099 SF
003	Zeke's Island Cafe	1,200 SF	18B	Limitless Male Medical Clinic 2,500 SF
004	Sun Tan City	2,262 SF	020	J.H. Revell Jewelers and Goldsmiths 3,995 SF
005	AVAILABLE	854 SF	021	AVAILABLE 1,849 SF
006	Malibu Jack's	91,976 SF	022	Duck Creek Family Dental 2,393 SF
008A	The Good Feet Store	2,000 SF	023	JLM Lashes 1,000 SF
008B	Double Threat Studios	3,500 SF	024	Top Nails & Spa 2,001 SF
009	Wilson Residential Construction Services	1,200 SF	025	Jazzercise 1,411 SF
010	Century 21	1,515 SF	026	Russell Cellular 1,471 SF
013	AVAILABLE	774 SF	036	Entertainment Expressions 2,347 SF
014	H&R Block	1,491 SF	TOTAL SQ. FT.	134,229

SITE LEGEND

- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

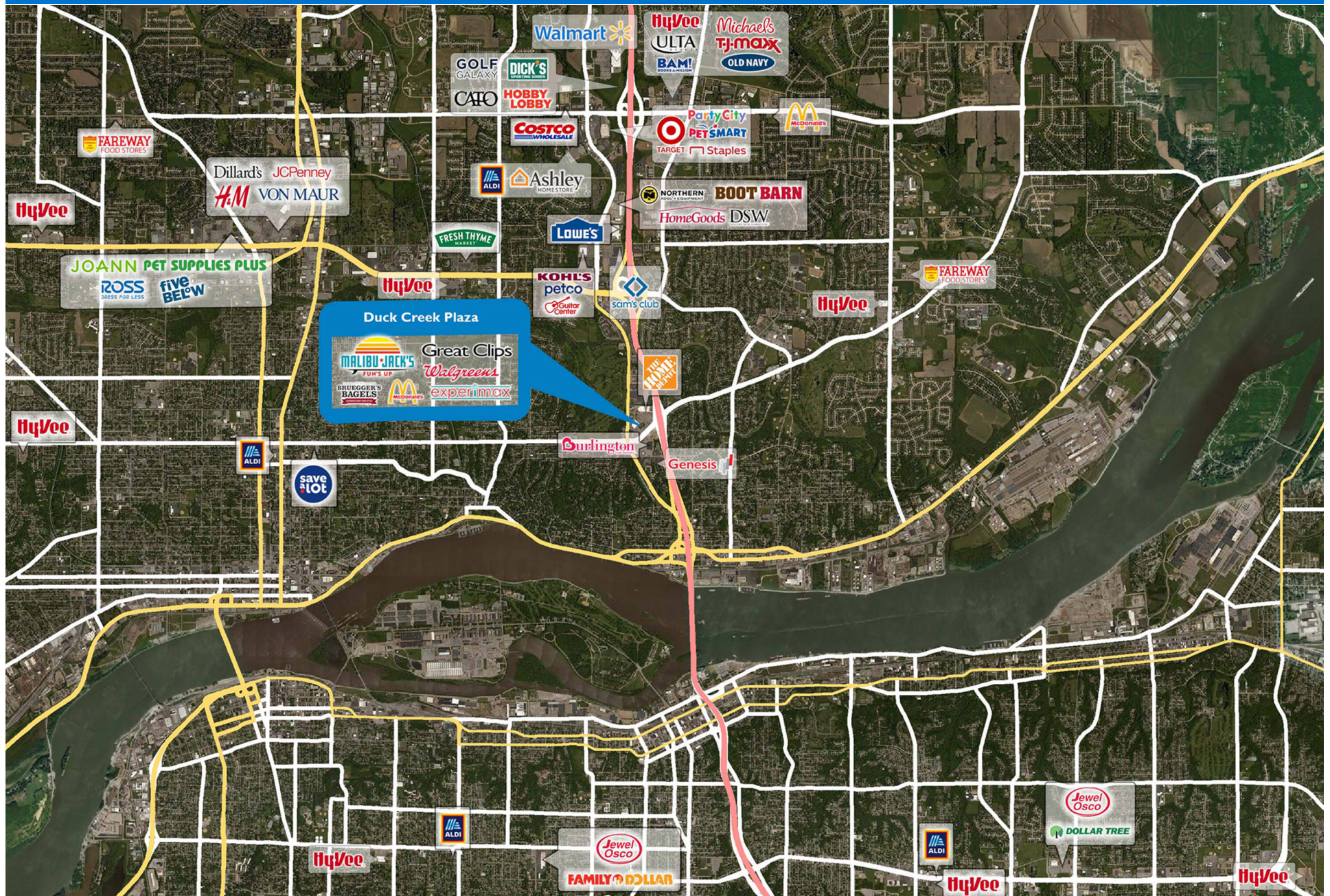
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 41.54044

Longitude: -90.521224

Duck Creek Plaza Bettendorf, IA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	10,593	75,831	189,032
	2028 Projected Population	10,939	76,887	190,386
	2010 Census Population	9,918	72,646	184,360
	2000 Census Population	10,174	73,607	182,515
	1990 Census Population	10,775	69,671	178,334
	Historical Annual Growth 1990 to 2000	-0.57%	0.55%	0.23%
	Historical Annual Growth 2000 to 2010	-0.25%	-0.13%	0.10%
	Estimated Annual Growth 2010 to 2023	0.48%	0.31%	0.18%
	Projected Annual Growth 2023 to 2028	0.65%	0.28%	0.14%
	Median Age	41.5	38.4	39.4
Households	Q4 2023 Estimated Households	4,575	31,870	78,882
	2028 Projected Households	4,723	32,319	79,431
	2010 Census Households	4,328	30,038	76,086
	2000 Census Households	4,402	29,845	74,524
	1990 Census Households	4,370	27,449	71,620
	Historical Annual Growth 1990 to 2000	0.07%	0.84%	0.40%
	Historical Annual Growth 2000 to 2010	-0.17%	0.06%	0.21%
	Estimated Annual Growth 2010 to 2023	0.40%	0.43%	0.26%
	Projected Annual Growth 2023 to 2028	0.64%	0.28%	0.14%
	Population per Household	2.31	2.32	2.33
Population by Race	White	83.0%	74.0%	70.2%
	Black or African American	5.0%	7.7%	9.8%
	Asian & Pacific Islander	1.4%	2.8%	3.1%
	Other Races	3.9%	5.3%	5.0%
	Hispanic Population	6.7%	10.2%	11.9%
Income	Average Household Income	\$105,872	\$94,124	\$88,987
	Median Household Income	\$83,696	\$68,733	\$65,282
	Per Capita Income	\$45,737	\$39,957	\$37,612
Education (Age 25+)	Elementary	1.0%	2.5%	3.0%
	Some High School	1.5%	4.2%	5.0%
	High School Graduate	20.1%	22.9%	25.7%
	Some College	20.4%	21.0%	22.5%
	Associates Degree Only	10.2%	10.9%	10.8%
	Bachelors Degree Only	29.4%	24.0%	20.6%
	Graduate Degree	17.5%	14.6%	12.5%
Business	Number of Businesses	333	3,162	6,428
	Total Number of Employees	4,240	53,412	111,825
	Employees per Business	12.75	16.89	17.40
	Residential Population per Business	31.85	23.98	29.41

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.