

DUCK CREEK PLAZA

BETTENDORF, IA



SIZE

134,229 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
10,538	76,657	188,367
Households		
4,569	31,929	77,801
Median HH Income (\$)		
77,251	64,621	60,424

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 76,600 in a three-mile radius and average household income of approximately \$87,800

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.

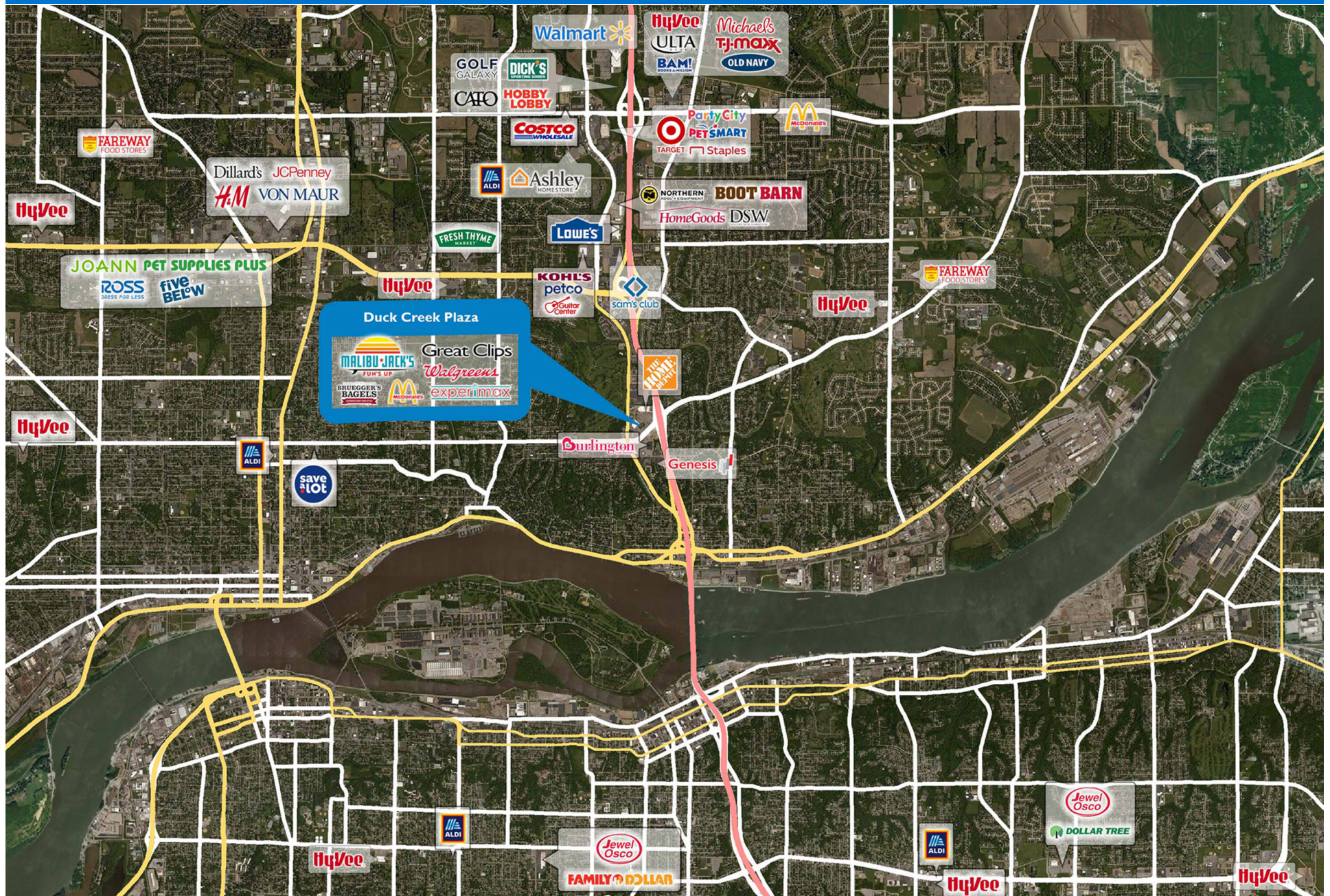
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Duck Creek Plaza Bettendorf, IA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	10,538	76,657	188,367
	2027 Projected Population	10,821	78,407	190,050
	2010 Census Population	9,709	72,423	184,101
	2000 Census Population	9,909	73,147	182,302
	1990 Census Population	10,357	69,712	178,080
	Historical Annual Growth 1990 to 2000	-0.44%	0.48%	0.23%
	Historical Annual Growth 2000 to 2010	-0.20%	-0.10%	0.10%
	Estimated Annual Growth 2010 to 2022	0.64%	0.45%	0.18%
	Projected Annual Growth 2022 to 2027	0.53%	0.45%	0.18%
	Median Age	42.6	39.2	39.6
Households	Q2 2022 Estimated Households	4,569	31,929	77,801
	2027 Projected Households	4,687	32,719	78,583
	2010 Census Households	4,219	30,053	75,916
	2000 Census Households	4,280	29,805	74,294
	1990 Census Households	4,305	27,457	71,286
	Historical Annual Growth 1990 to 2000	-0.06%	0.82%	0.41%
	Historical Annual Growth 2000 to 2010	-0.14%	0.08%	0.22%
	Estimated Annual Growth 2010 to 2022	0.63%	0.48%	0.19%
	Projected Annual Growth 2022 to 2027	0.51%	0.49%	0.20%
	Population per Household	2.30	2.34	2.35
Population by Race	White	88.0%	77.8%	74.1%
	Black or African American	3.5%	6.9%	9.2%
	Asian & Pacific Islander	1.1%	2.4%	2.6%
	Other Races	2.1%	3.7%	3.4%
	Hispanic Population	5.2%	9.2%	10.6%
Income	Average Household Income	\$97,612	\$87,841	\$81,913
	Median Household Income	\$77,251	\$64,621	\$60,424
	Per Capita Income	\$42,381	\$37,034	\$34,354
Education (Age 25+)	Elementary	0.6%	2.3%	3.1%
	Some High School	1.6%	4.0%	5.4%
	High School Graduate	21.4%	24.0%	26.3%
	Some College	20.7%	20.7%	22.4%
	Associates Degree Only	10.4%	11.0%	10.8%
	Bachelors Degree Only	28.6%	23.7%	20.0%
	Graduate Degree	16.5%	14.4%	12.0%
Business	Number of Businesses	327	2,811	5,800
	Total Number of Employees	4,897	53,797	120,507
	Employees per Business	14.99	19.14	20.78
	Residential Population per Business	32.26	27.27	32.48

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