

FOR LEASE

Warren Plaza

3500 DODGE STREET, DUBUQUE, IOWA 52003

RETAIL



PROPERTY INFO

+ Available Space

- Suite 130 - 3,200 SF
- Suite 135 - 2,760 SF
- Suite 201 - 1,300 SF

+ Lease Rates: Negotiable

+ Traffic Counts : 22,500 VPD

+ Current Warren Plaza Tenants Include: Hy-Vee, Target, Chick-fil-A, Supercuts, Great Dragon Restaurant, Check into Cash, Miracle Ear, The UPS Store, One Main Financial, Shopko Optical

+ Property Features:

- Under new ownership with facade remodel underway
- Heavily trafficked center with Hy-Vee drawing an average of 25,000+ customers/week
- Market-dominant center dual-anchored by Hy-Vee, the market's top grocer, and the only Target within a 70 mile radius
- Adjacent to Kennedy Mall, the area's only major shopping mall, anchored by Dick's Sporting Goods, JCPenney, Younger's, Sears & Best Buy
- Close proximity to John Deere Dubuque Works with 2,000+ employees, IBM Dubuque Global Delivery Center with 1,000+ employees, University of Dubuque and Loras College with 4,000+ students combined

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FACADE RENOVATION CONCEPTUAL RENDERINGS

TARGET ANCHORED BUILDING SUITES AVAILABLE

- Suite 130 - 3,200 SF
- Suite 135 - 2,760 SF



HYVEE ANCHORED BUILDING

- Suite 201 - 1,300 SF



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PROPERTY LOCATION



2019 Demographics

	1-Mile	3-Mile	5-Mile
Population	6,278	50,633	74,546
Daytime Population	10,494	60,812	84,402
Median Household Income	\$55,129	\$57,554	\$56,711
Average Household Income	\$69,898	\$78,908	\$78,353
Median Age	44.1	38.7	39.7

3-Mile Key Facts

60,812

Daytime Population



2,362

Total Businesses

LISTING# 1500668

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