

FOR LEASE

Warren Plaza

3500 DODGE STREET, DUBUQUE, IOWA 52003

RETAIL



PROPERTY INFO

+ Available Space

- Suite 110 - 3,150 SF
- Suite 130 - 3,200 SF
- Suite 135 - 2,760 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

+ 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, Youngers, 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

CONTACT US

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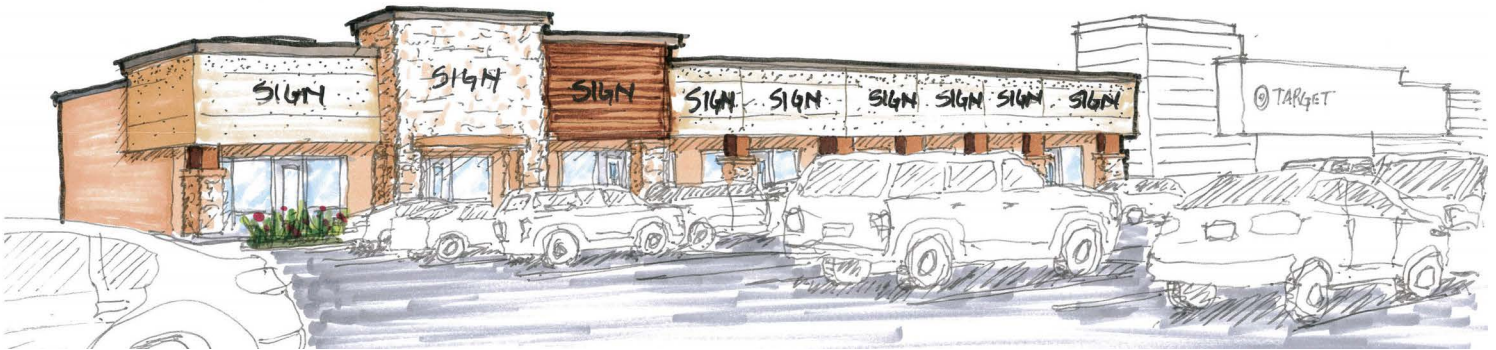
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FACADE RENOVATION CONCEPTUAL RENDERINGS

TARGET ANCHORED BUILDING SUITES AVAILABLE

- Suite 110 - 3,150 SF
- Suite 130 - 3,200 SF
- Suite 135 - 2,760 SF



HYVEE ANCHORED BUILDING FULLY LEASED



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PROPERTY LOCATION



2017 Demographics

	1-Mile	3-Mile	5-Mile
Population	6,000	49,085	75,173
Daytime Population	9,749	57,426	85,212
Median Household Income	\$52,823	\$53,975	\$51,547
Average Household Income	\$62,078	\$70,572	\$68,019
Median Age	43.9	38.7	39.5

3-Mile Key Facts

57,426

Daytime Population



2,092

Total Businesses

LISTING# 1500668

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