



Asbury Plaza

2515 Nw Arterial, Dubuque, IA 52002



Jerry Elbert

EXIT Realty Dubuque

1200 Cedar Cross Rd, Dubuque, IA 52003

Jerrye@exitdubuque.com

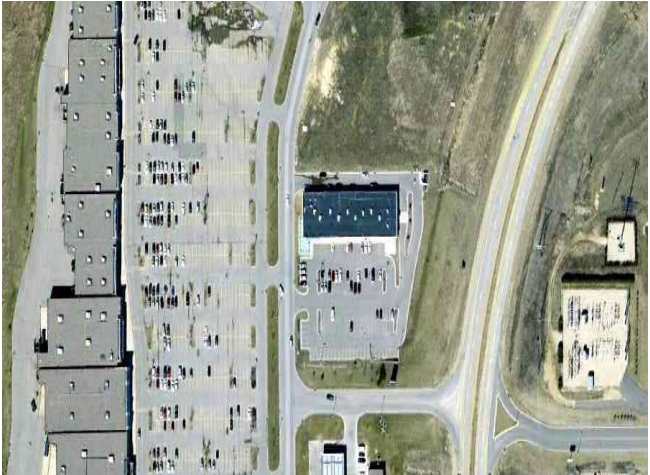
(319) 541-3381



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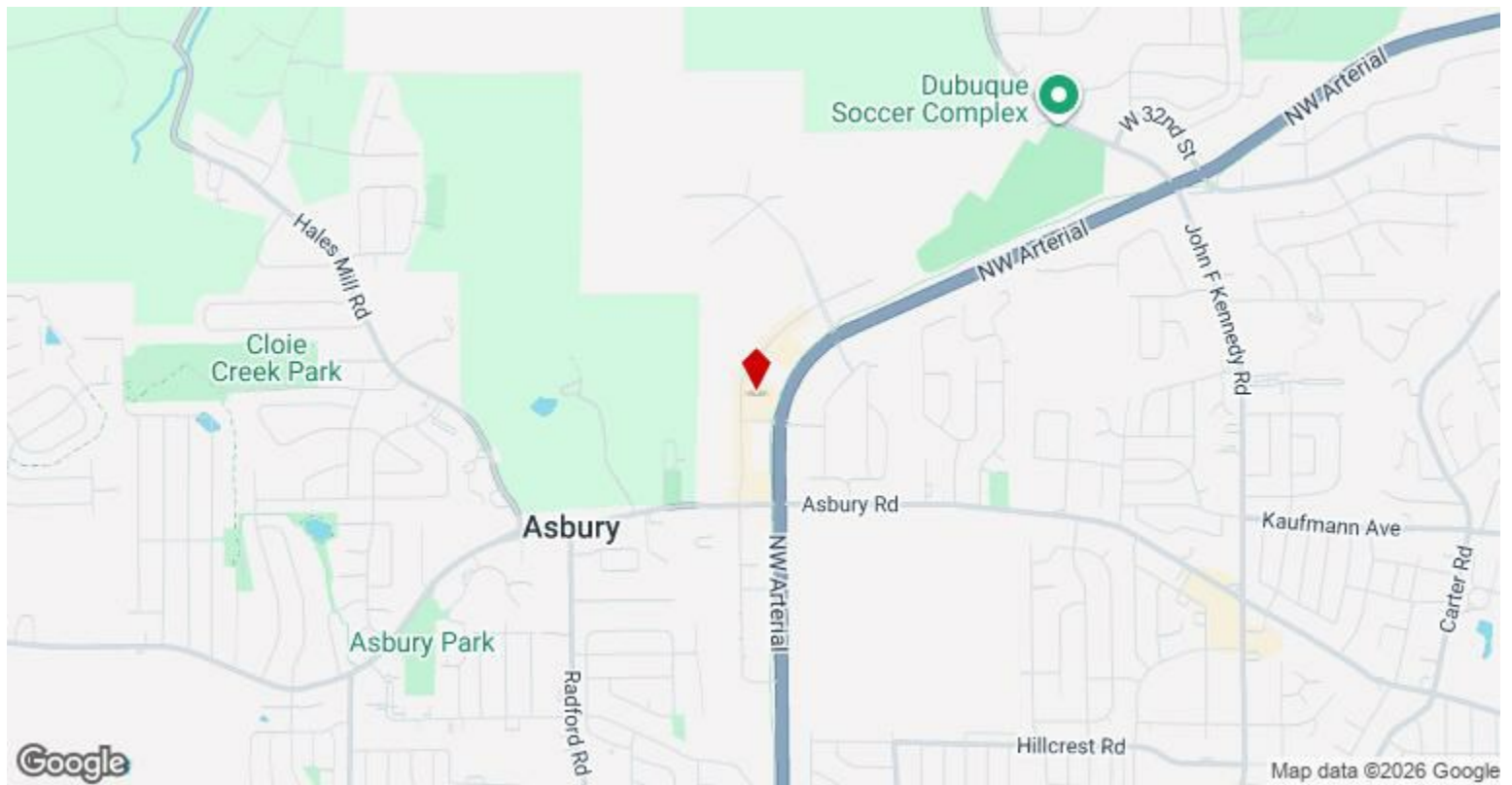
\$5,200,000

Excellent investment opportunity located on Dubuque's highly traveled NW Arterial corridor, with exposure to an estimated 20,000+vehicles per day. This property includes and is surrounded by a strong mix of national, regional and local commercial tenants that drive consistent daily traffic to the area. The existing tenants within the development include Fiesta Cancun, Orange Theory, Hy-vee Health Exemplar Care, US Cellular, Jimmy Johns, Tropical Smoothie Cafe, and Ocean Nails....



Price:	\$5,200,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	B
Sale Type:	Investment
Cap Rate:	7.77%
Lot Size:	2.10 AC
Gross Building Area:	16,100 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	2006
Tenancy:	Multi
Parking Ratio:	7.83/1,000 SF
Zoning Description:	C1
APN / Parcel ID:	10-17-476-018





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