

Turnkey Restaurant Space w/ Drive Thru For Lease



BUILDING SIZE:

5,991 SF

AVAILABLE SF:

2,365

YEAR BUILT:

2014

ZONING:

C-3 - General Commercial

Uses:

Retail

Restaurant

Office

ADDRESS:

1210 E. 16th Street, Dubuque, Iowa

LOCATION:

Well-positioned near the corner of 16th Street and Kerper Boulevard at the interchange of U.S. Highway 151/61.

SUMMARY:

A turnkey second-generation restaurant space with landscaped drive-thru. The 2365 SF space shares the building with a vibrant Kwik Stop Gas Station/C-Store with direct access via interior common wall. Restaurant offers separate access for desired hours along with an existing dining room, front service counter, efficient kitchen with hood, dishwasher and walk-in cooler & freezer. Much of the existing equipment is available for purchase.



Equity Real Estate Group

1055 UNIVERSITY AVENUE
DUBUQUE, IOWA 52001

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Steve Davis, CCIM

Broker/Owner

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Licensed in Iowa

OVERVIEW

The turnkey restaurant space offers excellent vehicle and pedestrian/bike traffic at the elevated interchange. The space and its restrooms are shared with the attached convenience store with dedicated access for each business. Take advantage of an existing patio space in the back on the hike/bike trail overlooking a portion of the Bee Branch basin just before it flows into the Mississippi River. The area is teeming with employees of business in the nearby industrial park during the day and is busy with tourists and regulars to Q Casino, Dubuque Ice Arena and several nearby marinas primarily in the afternoon & evenings.

PROPERTY HIGHLIGHTS

- Great visibility and access: US 151/61
- Shared Site with Kwik Stop and Dairy Queen
- Established, High-Traffic Site
- Excellent Stacking & Flow for Existing Drive-Thru
- Patio Space on Adjacent Hike/Bike Trail

PROPERTY SUMMARY

- Asking Price: \$15/SF NNN
- 5-Year Lease Minimum Preferred
- Year Built: 2014 (2nd Generation Space)
- Lot Size: 3.11 Acres; Total SF: 135,472 SF

LOCATION HIGHLIGHTS

- Highly Active Crossroads Locale
- Excellent 1-mile Daytime Population
- Great Access and Flow
- Neighboring Entertainment near Riverfront



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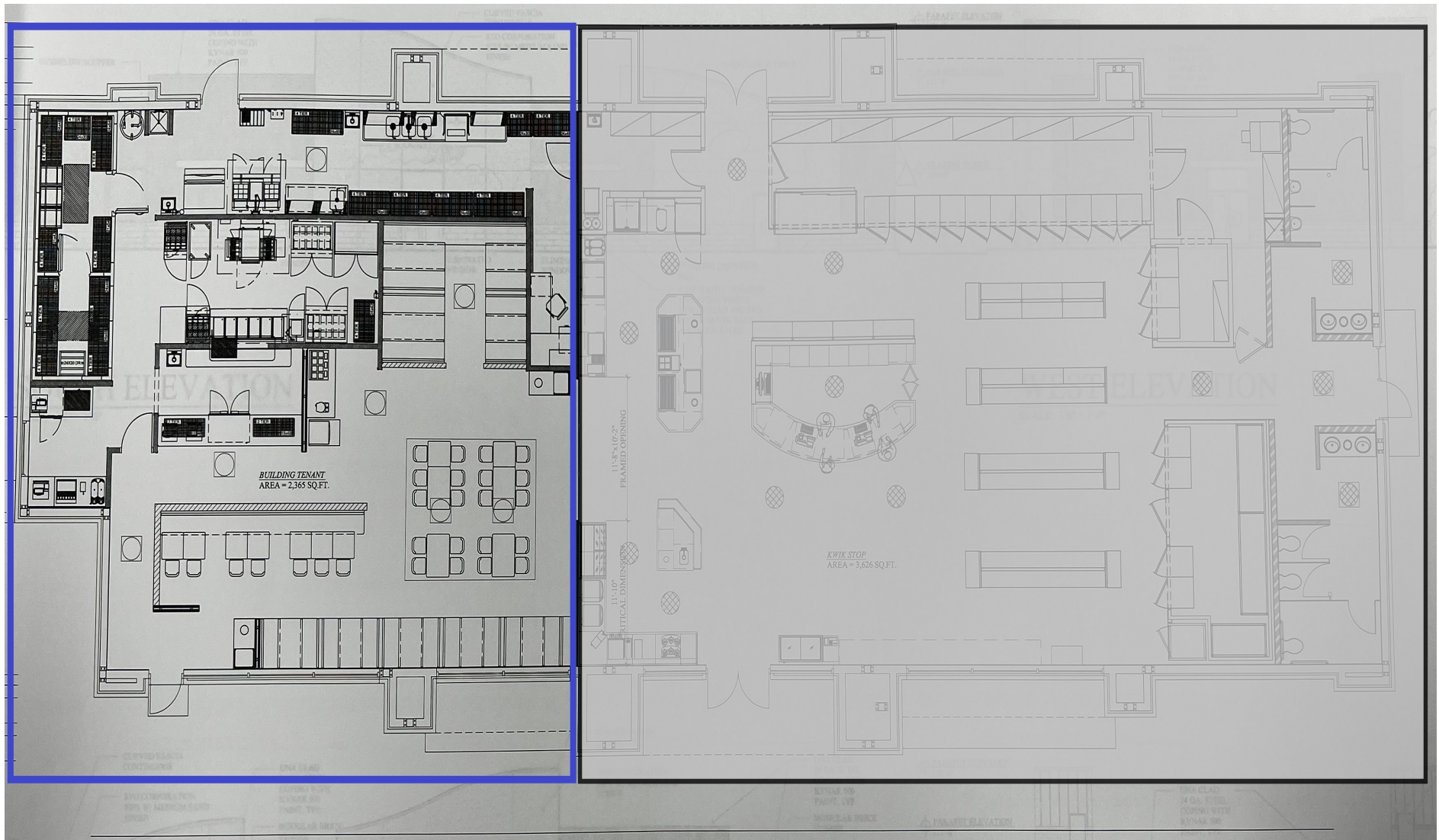
AERIAL MAP



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Lease Plan



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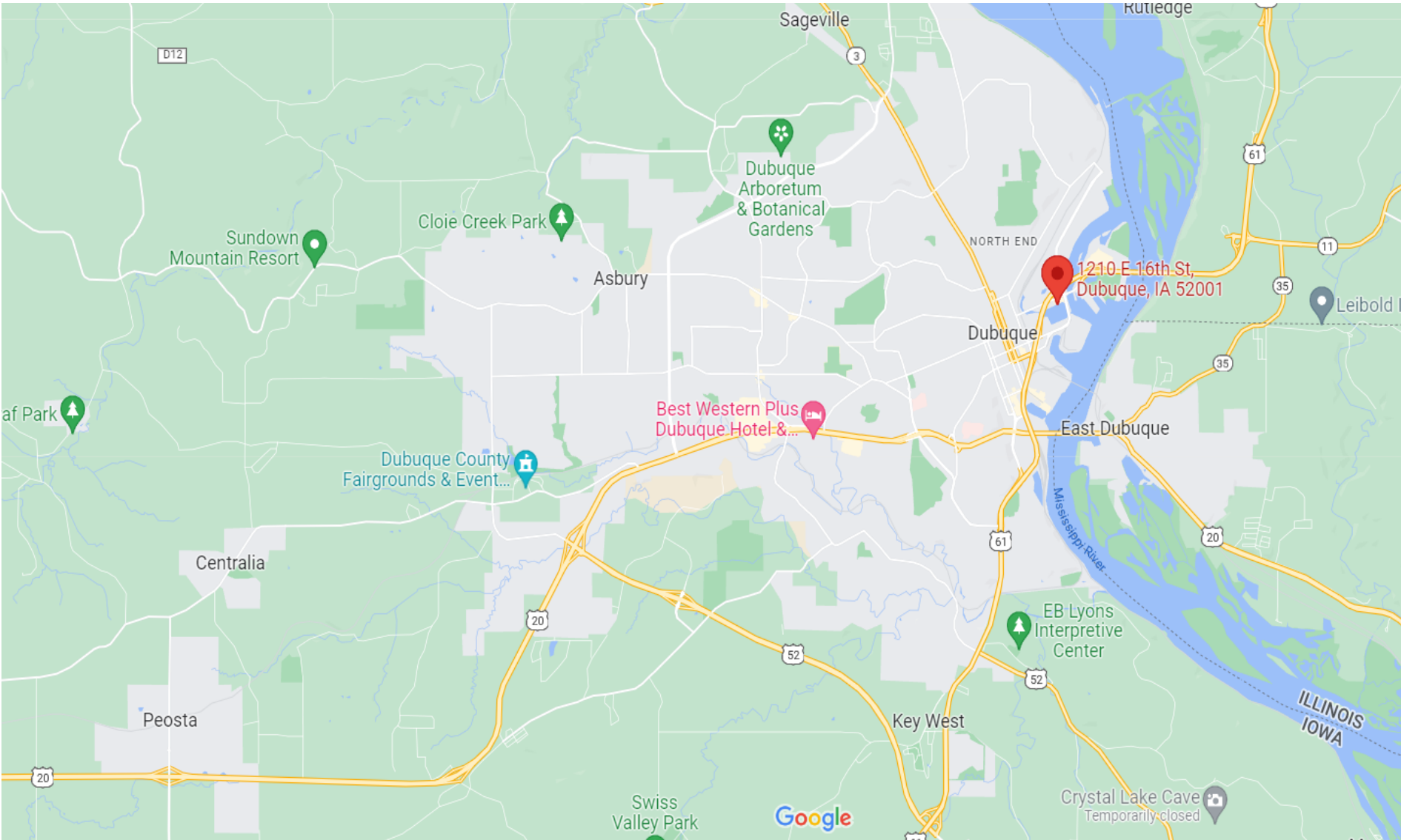
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STREET MAP



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Photos



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