

501 Main Street

Dubuque, Iowa

For Lease

Arriving Fall 2027



New Retail & Restaurant Opportunities in Downtown Dubuque!



Upscale Mixed-Use Development Now Pre-Leasing

- Under Construction, estimated arrival Fall 2027
- 5-story mixed-use development
- Modern, quality construction
- Vibrant street-level retail commercial spaces
- Continuous storefront featuring 12-foot-tall windows
- Excellent signage and branding visibility
- Easy access to U.S. 61/151 and U.S. 20
- Positioned within the tri-state market serving Iowa, Illinois, and Wisconsin



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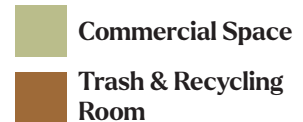
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Space Highlights

- Retail, restaurant, café, and service user opportunities
- Flexible floor plans for build-to-suit
- 1,285 SF to 9,132 SF
- Prominent Main Street frontage with exceptional visibility
- Opportunities for prominent signage and storefront branding
- Ample electrical capacity and utility infrastructure
- Captive customer base—102 luxury apartment units located on-site
- Multiple sources of daily foot traffic from residents, visitors, downtown employees, and students
- Walker's Paradise with a 92 WalkScore®
- BikeScore® 71 (Very Bikeable)
- Be among the first commercial tenants in a signature new development



RIDER on main 1st Floor



←←← Entrance off
Main Street

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←←← Entrance off
Main Street

←←← Entrance off Main
& 5th Streets



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Near Key Amenities & Growth Drivers

- Located in the heart of Downtown Dubuque's commercial and cultural district
- Directly adjacent to the future John & Alice Butler College of Osteopathic Medicine, opening in 2028
- Steps from the Dubuque Museum of Art campus expansion
- Neighboring Town Clock Plaza, Northeast Iowa Community College, and Five Flags Center, generating year-round event and visitor traffic
- Walking distance to Washington Park, Cathedral Square, Port of Dubuque, Millwork District, the Mississippi River waterfront, and other major downtown attractions
- Located within one of Iowa's most architecturally distinctive and rapidly evolving downtown districts



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