

Dubuque Retail

1300 John F. Kennedy Rd.
Dubuque, IA 52001
Dubuque County



key features

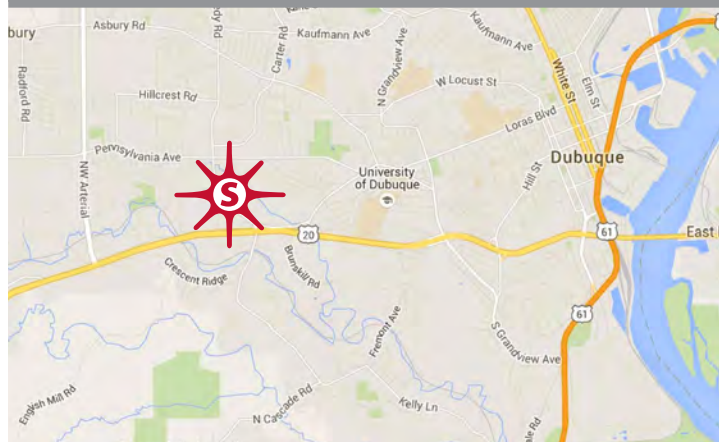
- next to PetSmart, directly across the street from Kennedy Mall, and only 5 minutes from the University of Dubuque
- pad site also available for ground lease
- located just north of Dodge Street at the signalized intersection of John F. Kennedy Road and Wacker Drive, a major retail corridor of Dubuque County
- excellent visibility and high traffic flow

demographics

	1 mile	3 miles	5 miles
population	8,755	52,982	73,510
households	4,141	22,522	30,833
avg. household income	\$87,167	\$101,416	\$102,620
daytime population	9,560	45,951	65,956

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

retail space for lease 7,708 sf



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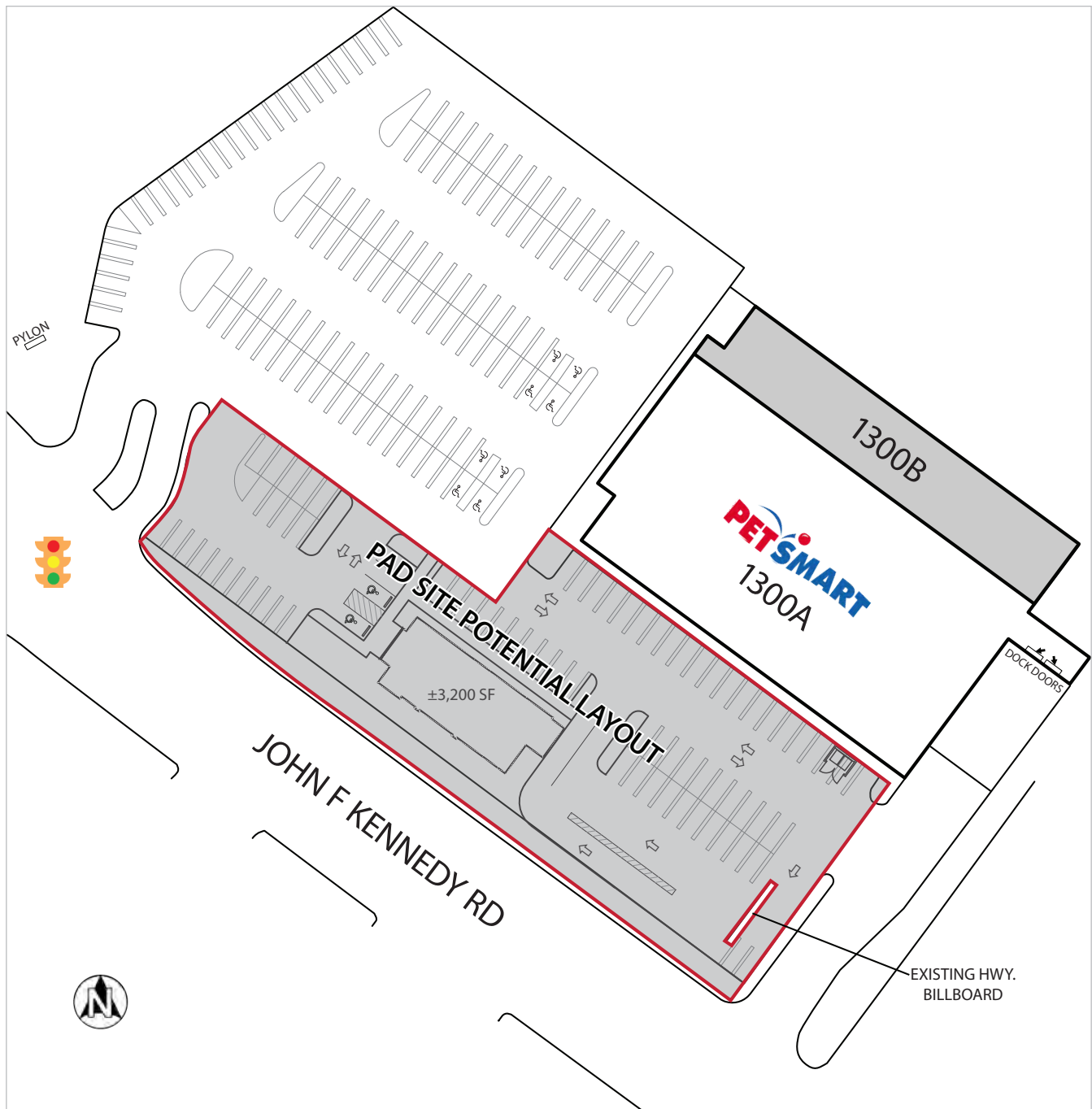
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UNIT	TENANT	DIMS.	S.F.
1300A	PETSMART	140 x 146 IRR	22,526
1300B	AVAILABLE	70 x 146 IRR	7,708
PAD SITE			



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