

# PetSmart Pad

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



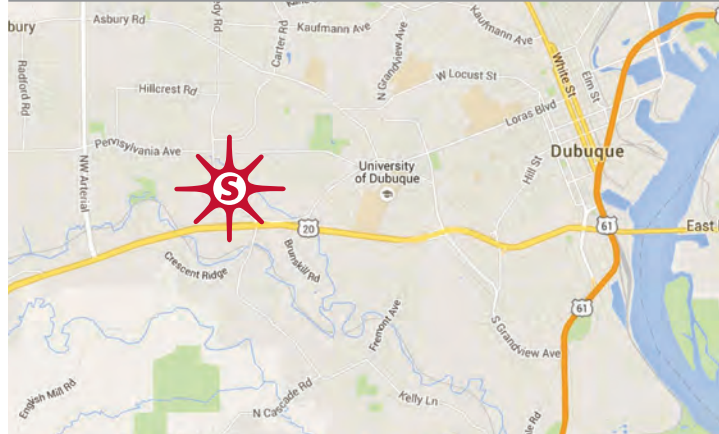
## key features

- pad site available for ground lease
- next to PetSmart, directly across the street from Kennedy Mall, and only 5 minutes from the University of Dubuque
- 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	8,798	53,183	73,409
households	4,166	22,315	30,632
avg. household income	\$84,966	\$100,488	\$101,999
daytime population	9,013	44,023	62,865

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography



pad site for ground lease

Justin Eller 480.949.9011 [jeller@sandordev.com](mailto:jeller@sandordev.com)

5725 N. Scottsdale Rd., Suite C-195, Scottsdale, AZ 85250

www.sandordev.com  
**sandor**

# PetSmart Pad

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

UNIT	TENANT	DIMS.	S.F.
1300	PETSMART	140 x 146 IRR	22,526
PAD SITE AVAILABLE			



Justin Eller 480.949.9011 [jeller@sandordev.com](mailto:jeller@sandordev.com)

5725 N. Scottsdale Rd., Suite C-195, Scottsdale, AZ 85250

[www.sandordev.com](http://www.sandordev.com)  
**sandor**