

**FOR LEASE**

# 3850 Elmore Avenue

Davenport, Iowa 52807

RETAIL

## + Available Space

- Up to 9,400 SF on .69 Acres

## + Building Features

- On Pad of 91,000 SF Shopping Center with Shared Cross Easement Parking and Access
- Newly Constructed Retail Center
- Located in Davenport's Regional Shopping Corridor
- Drive Through Opportunity
- Neighboring Tenants Include Sam's Club, Lowes, Guitar Center, Petco, and Furniture Row
- Traffic Counts 20,000 VPD
- Monument Signage
- On Pad of 91,000 SF Shopping Center with Shared Cross Easement Parking and Access



## CONTACT US

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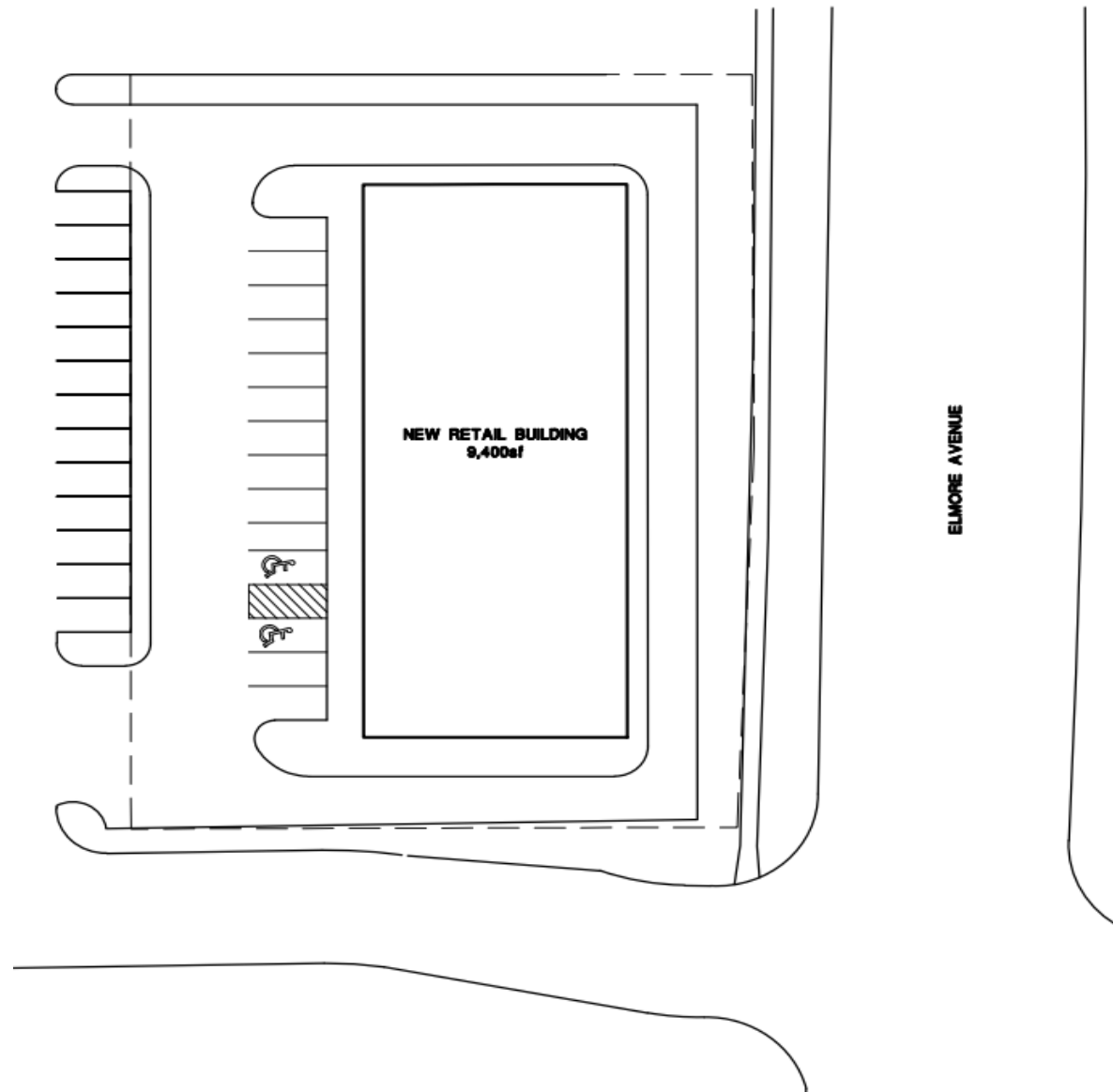


1850 E 54<sup>th</sup> Street  
Davenport, Iowa 52807  
563.344.4295 (HAWK)

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**SITE PLAN**



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### DEMOGRAPHIC SUMMARY

~ 5 Mile Radius

#### KEY FACTS

163,353

Population



66,998

Households

38.1

Median Age

\$49,195

Median Disposable Income

#### EDUCATION



28%

High School Graduate



32%

Some College



32%

Bachelor's/Grad/Prof Degree

#### INCOME



\$58,334

Median Household Income



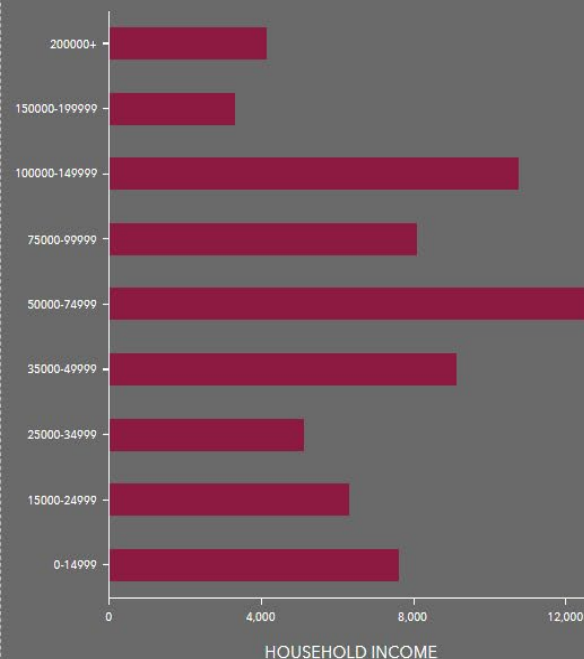
\$33,664

Per Capita Income



\$105,344

Median Net Worth



#### AREA OVERVIEW

The subject property is located in one of the most desirable commercial locations in the Quad-City area, near a concentration of high traffic national and regional retailers including: Lowe's, Kohl's, PetCo, Sam's Club, Starbucks, Guitar Center, and many others. The center is located off of one of the busiest intersections in Davenport at Elmore Avenue and Kimberly Road, with combined traffic counts of over 46,000 VPD. Elmore Avenue is a major retail corridor in northeast Davenport and Kimberly Road is the primary east-west artery and also a major retail corridor. It is bordered by dense residential areas to the east and west of the retail developments. I-74 is approximately three blocks southeast of the property, with an interchange along Kimberly Road.

#### EMPLOYMENT



White Collar

65%



Blue Collar

23%



Services

12%



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ZOOM **AERIAL**



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WIDE **AERIAL**





# HAWKEYE

COMMERCIAL REAL ESTATE



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