

FOR SALE

Best Retail  
Location in the  
Quad Cities



## High Traffic Office/Retail Building

5401 Elmore Ave, Davenport, IA 52807

[TheHawkeyeGroup.com](http://TheHawkeyeGroup.com)



### Property Features

- **Sale Price: \$3,250,000**
- Total Lot Size: 4.54 Acres
  - Parcel #Y017-12: 2.17 Acres
  - Parcel #Y017-13A: 2.37 Acres
  - Separately Assessed Parcels - Single Sale Consideration
- Zoned: C-3 General Commercial District
- Quick access to E 53<sup>rd</sup> St & I-74
- 12,000+ vehicles per day traffic count

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,188	52,906	122,147
Households	2,376	22,233	49,629
Med HH Income	\$70,301	\$66,369	\$57,735
Avg HH Income	\$98,447	\$92,469	\$82,275

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