



BIRCHWOOD SOUTH

Development with Opportunities for Retail, Entertainment, Dining and Professional Services



The developer, SJ Russell is a division of Russell Construction Company, a commercial construction company doing projects in 32 states. Russell developed the 21 acre office park immediately north of this site. Tenants include RMS, Deloitte, Merrill Lynch/Bank of America and Lee Enterprises. Additionally, Russell's headquarters are located in the development.



Birchwood South

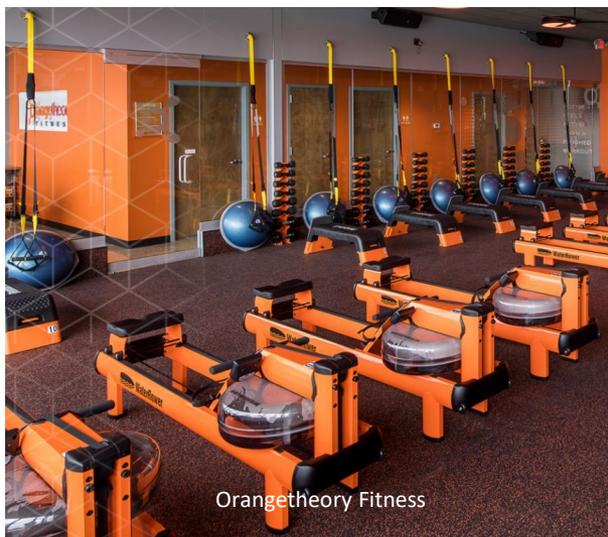
- 17.93-acre commercial developed by SJ Russell, a division of Russell Construction Company.
- Located in a well populated area with approximately 46,000 residents within a 3-mile radius featuring the greatest number of high-income households in the market.
- Located immediately south of Birchwood north, a 30+-acre, Class A office park also developed by SJ Russell and home to employers including RSM, Lee Enterprises, Deloitte, Merrill Lynch/Bank of America, the University of Iowa Tippie School of Business, Regus, Shive-Hattery, River Stone Group, Geifman First Equity, Genesis Health Systems, Sentry Insurance, Mississippi Valley Blood Center, First National Bank, Dunn Bros. Coffee, Orange Theory, Your Pie and Russell Construction
 - Over 2,000 employees work in and around the office park daily.
- Bordered on the north by East 53rd Street – 35,000 VPD.
- Bordered on the south by a new residential development by Dan Dolan Homes. To include a mix of:
 - Villa style duplexes expected to sell for \$300,000+/-/side.
 - Owner occupied townhome community expected to sell for \$300,000+ each.
 - Rental townhome community (with on-site management) expected to lease for \$1,700/month.
- Situated just east of the regional shopping corridor at I-74 and East 53rd Street.
- Zoned C-2
- Lots available for sale or for BTS.



Monarch Kitchen & Bar



Home2 Suites



Orangetheory Fitness



Your Pie



Dunn Brothers Coffee

RESTAURANTS & BARS

- Monarch Kitchen & Bar
- Your Pie
- Dunn Brothers Coffee
- Five Cities Brewing
- Central Standard Burgers
- Olive Tree Café
- D’Lua Fusion Cuisine & Bar
- Hemisphere Bistro
- California Burrito
- Biaggi’s
- Portillo’s
- Raising Canes
- Buffalo Wild Wings
- Chipotle Mexican Grill
- Texas Roadhouse
- Five Guys

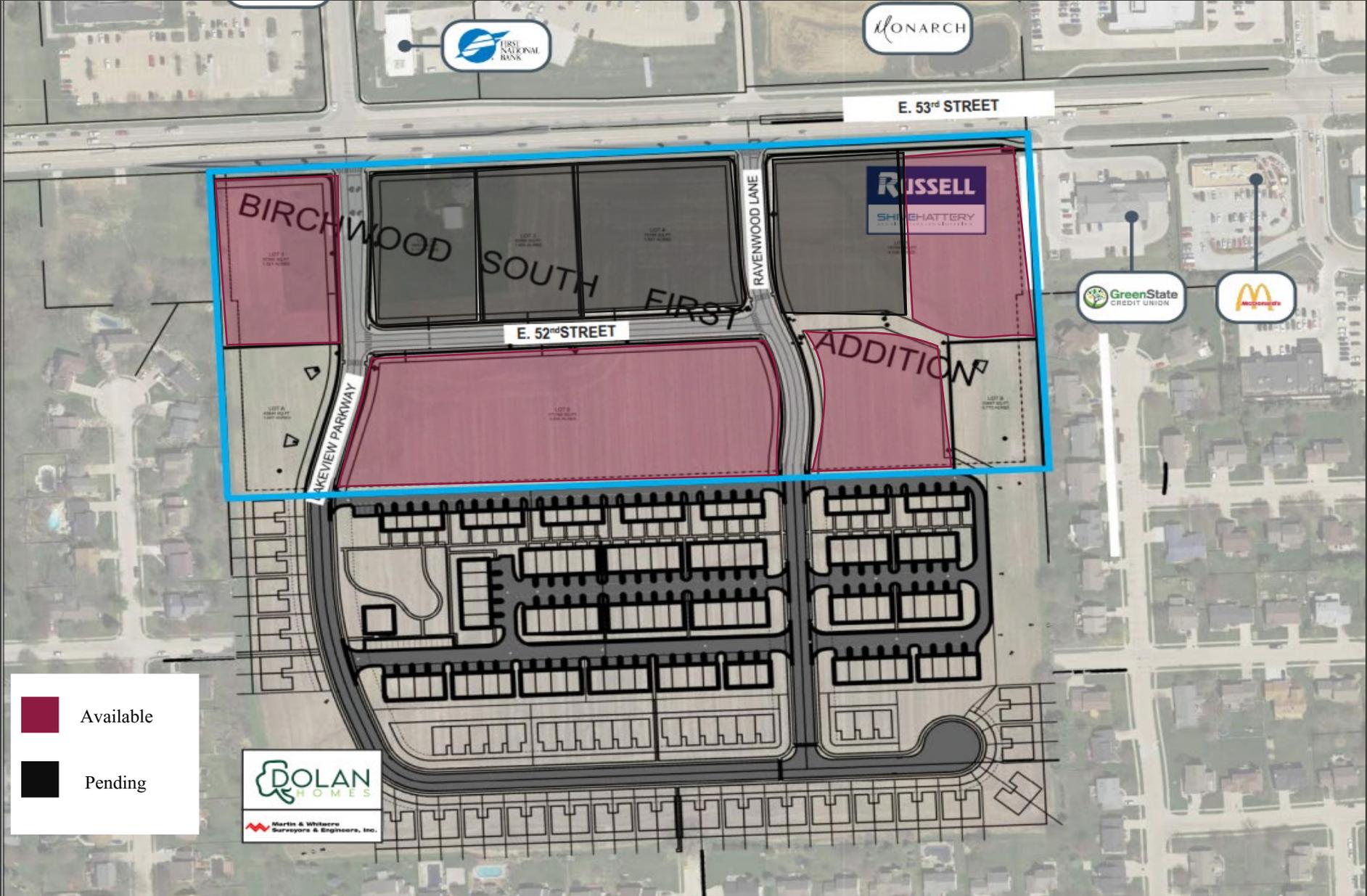
HOTELS

- Home2 Suites
- Homewood Suites
- Staybridge Suites
- Fairfield Inn & Suites
- Holiday Inn & Suites

SHOPPING & LIFESTYLE

- Bed Bath & Beyond
- Costco
- Dick’s Sporting Goods/Golf
- Galaxy/Field Stream
- DSW
- Hobby Lobby
- HomeGoods
- Lowes
- Michaels
- Old Navy
- Orangetheory Fitness
- PetSmart
- Staples
- Target
- T.J. Max
- Ulta Beauty
- Walmart

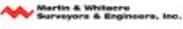
BIRCHWOOD SOUTH COMMERCIAL SITE PLAN



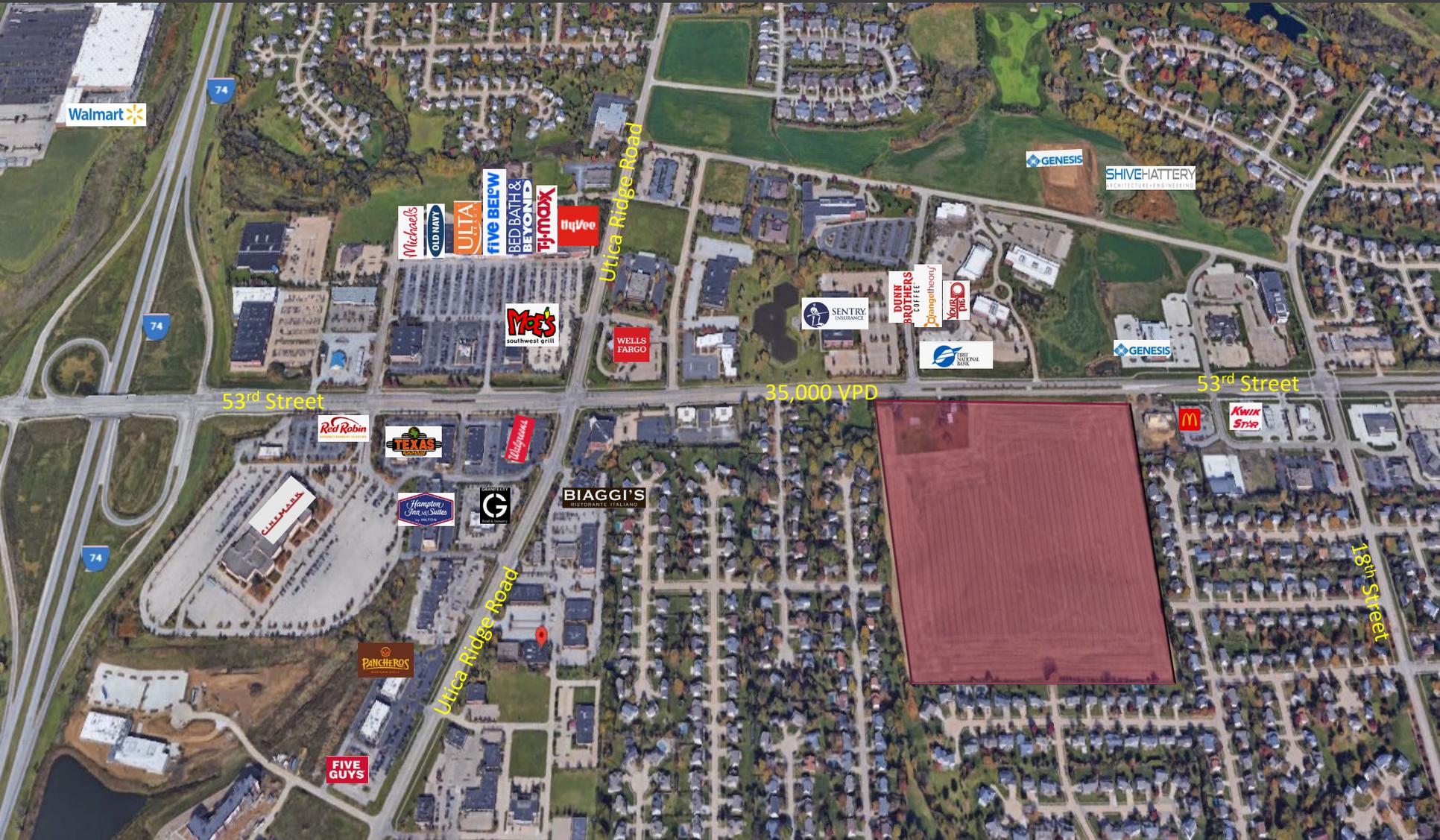
 Available

 Pending





BIRCHWOOD SOUTH CLOSEUP AERIAL



BIRCHWOOD SOUTH WIDE AERIAL

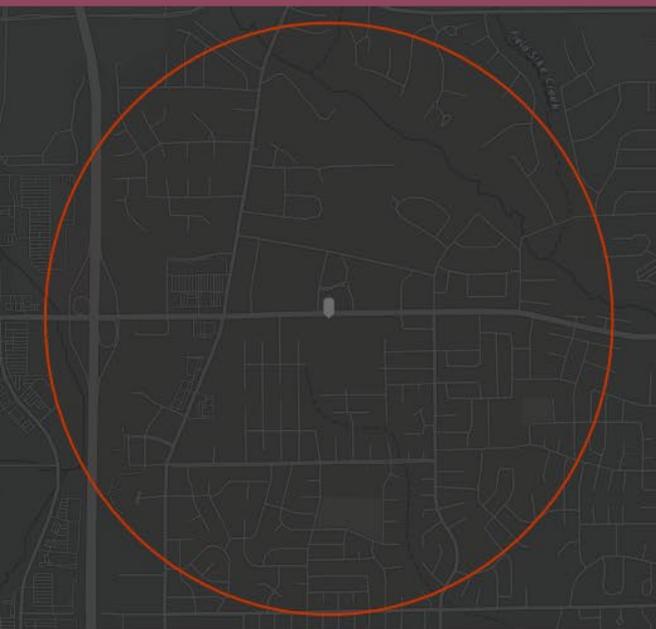


BIRCHWOOD SOUTH

PRIMARY TRADE AREA DEMOGRAPHIC-1 MILE

DEMOGRAPHIC PROFILE

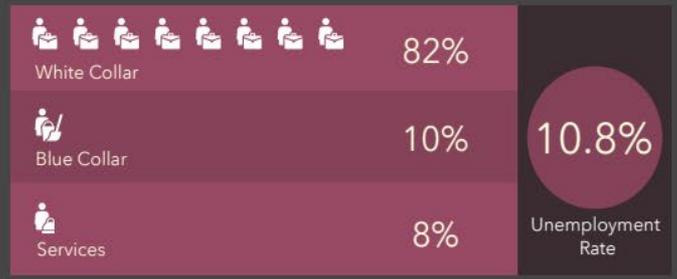
4607 E 53rd St, Davenport, Iowa, 52807
 Ring of 1 mile



EDUCATION



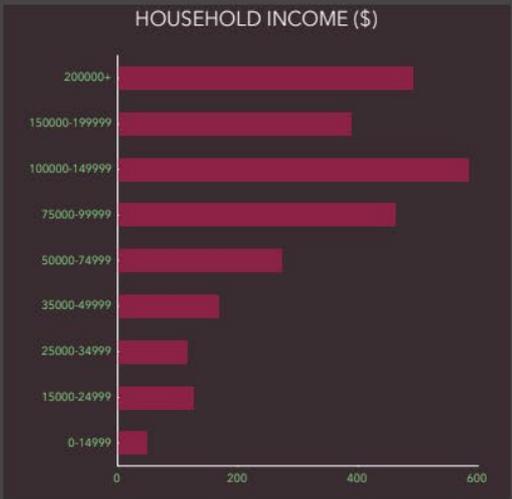
EMPLOYMENT



INCOME



KEY FACTS



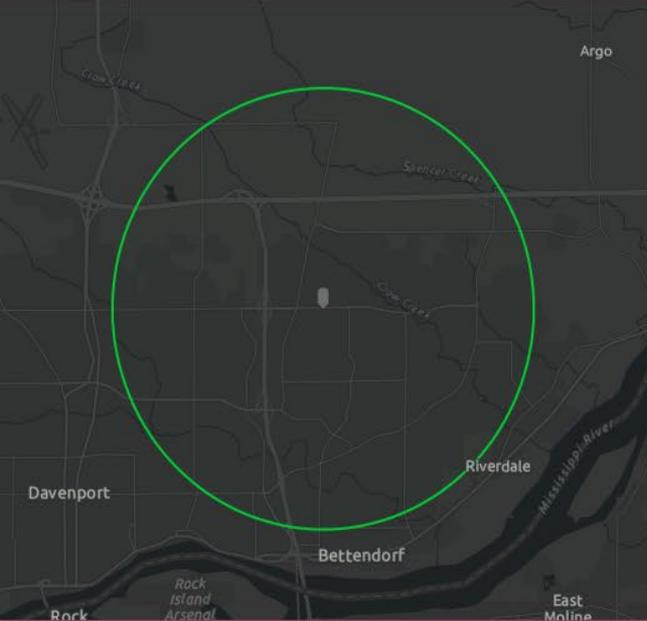
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BIRCHWOOD SOUTH

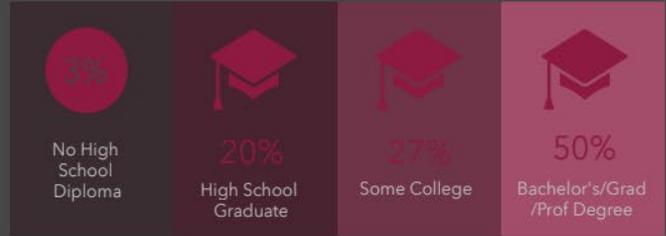
PRIMARY TRADE AREA DEMOGRAPHIC-3 MILE

DEMOGRAPHIC PROFILE

4607 E 53rd St, Davenport, Iowa, 52807
 Ring of 3 miles



EDUCATION



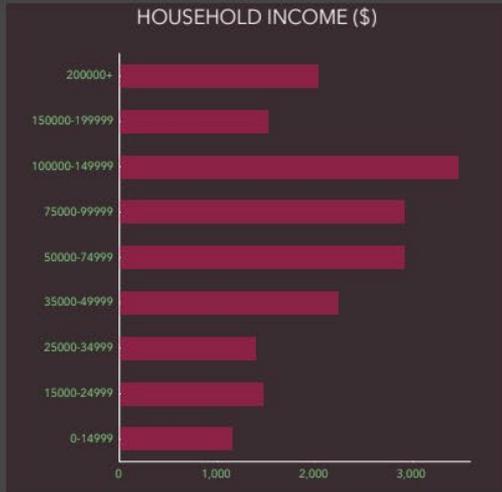
EMPLOYMENT



INCOME



KEY FACTS



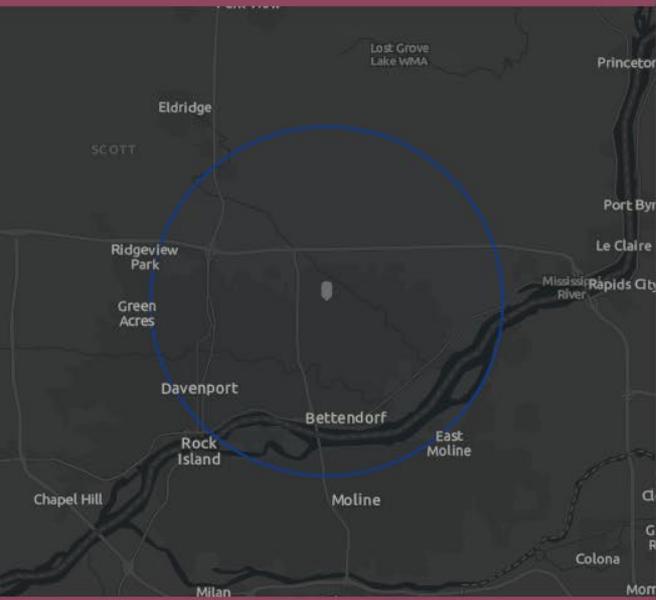
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BIRCHWOOD SOUTH

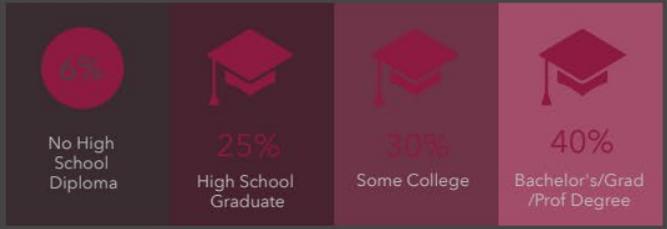
PRIMARY TRADE AREA DEMOGRAPHIC-5 MILE

DEMOGRAPHIC PROFILE

4607 E 53rd St, Davenport, Iowa, 52807
 Ring of 5 miles



EDUCATION



EMPLOYMENT



INCOME



KEY FACTS



Quad Cities

Facts & Stats

There are over **500,000** people who live in the Quad Cities region

#8 of midsize cities with the highest cost-of-living adjusted salaries –Smartest Dollar 2020

#6 most affordable places to live –U.S News & World Report 2020

Major Employers

Deere & Company
Rock Island Arsenal
Hy-Vee
UnityPoint Heath-Trinity
HNI Corp.
Walmart
Arconic
Tyson
Kraft's Heinz

Top **10** places for Millennials to live –RealtyHop

Cost of living **16%** below national average –Forbes 2020

The Quad Cities is home to **Fortune 500** company Deere & Company. There are 150 other companies on **Fortune 500** and 1000 lists that have presence in the region, as well as the Rock Island Arsenal, a major military installation.

#29 America's best small cities (populations between 100,000-500,000) – Resonance Consultancy 2020

#79 best place to live in U.S. –U.S. News & World Report 2020

No. 1 state (Iowa) in the nation for high school graduation rates –U.S. Dept of Education National Center for Education Statistics

#7 in Midwest for economic growth –Area Development Magazine

1,600 Million total visitors

The Quad City International Airport (MLI) has a nonstop service to **11** domestic destinations with nearly **30** flights daily. Travelers have easy access to domestic and international destinations with a single connection through one of six major airline hubs - Chicago, Minneapolis, Detroit, Denver, Atlanta, and Dallas. The airport also offers nonstop service to Orlando-Sanford, Las Vegas, Phoenix-Mesa, St. Pete/Clearwater and Punta Gorda (seasonally).



David Gellerman |
563.505.6254
dgellerman@TheHawkeyeGroup.com



Chris Wilkins |
563.505.4741
cwilkins@TheHawkeyeGroup.com



Jim Tansey, CCIM |
563.349.3030
jtansey@TheHawkeyeGroup.com



Shawn Stuenkel |
309.368.3419
sstuenkel@TheHawkeyeGroup.com