



# 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 53<sup>rd</sup> 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 53<sup>rd</sup> Street.
- Zoned C-2
- Lots available for sale or for BTS.





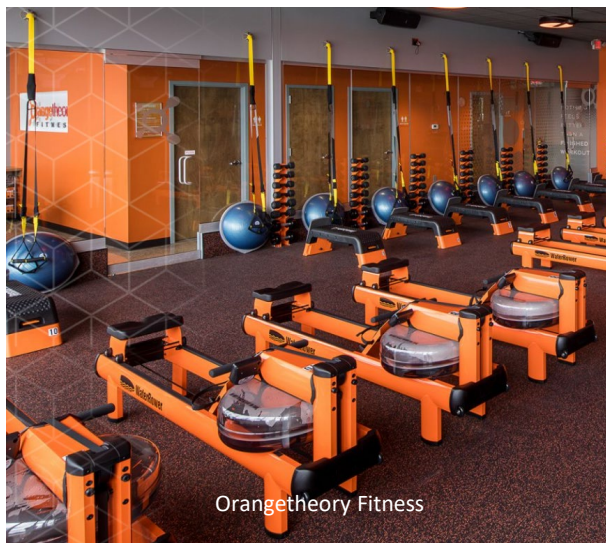
Monarch Kitchen & Bar



Your Pie



Home2 Suites



Orangetheory Fitness



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



**Available**

**Pending**

**DOLAN HOMES**  
Martin & Whitener  
Surveyors & Engineers, Inc.

**GreenState CREDIT UNION**

**McDonald's**

**RUSSELL**  
SHREVEHATTERY

**BIRCHWOOD SOUTH**

**ADDITION**

**E. 53rd STREET**

**E. 52nd STREET**

**RAVENWOOD LANE**

**VIEW PARKWAY**

**FIRST**

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Pending


**Martin & Whitacre**  
**Surveyors & Engineers, Inc.**



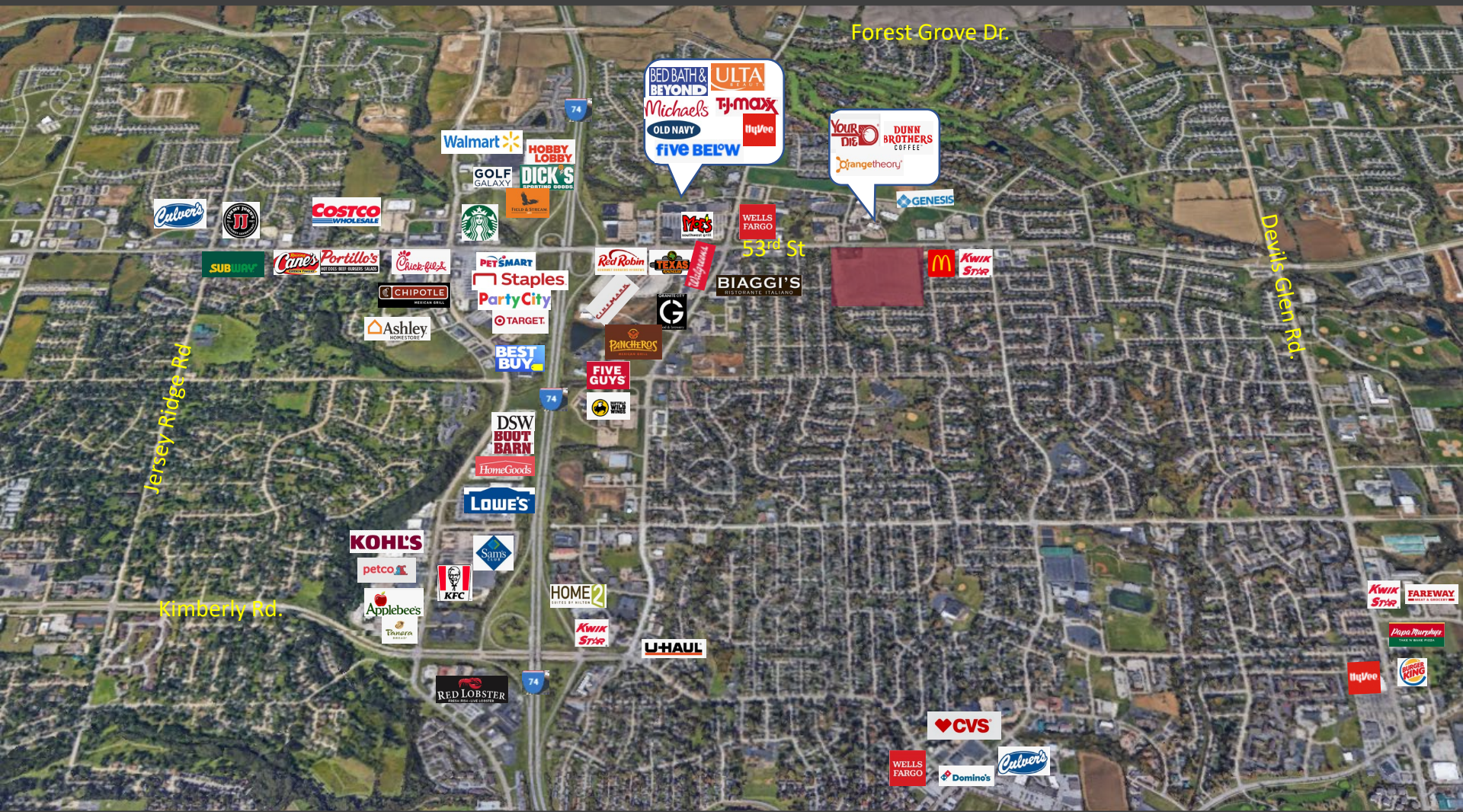
# BIRCHWOOD SOUTH

## CLOSEUP AERIAL





BIRCHWOOD SOUTH  
WIDE AERIAL





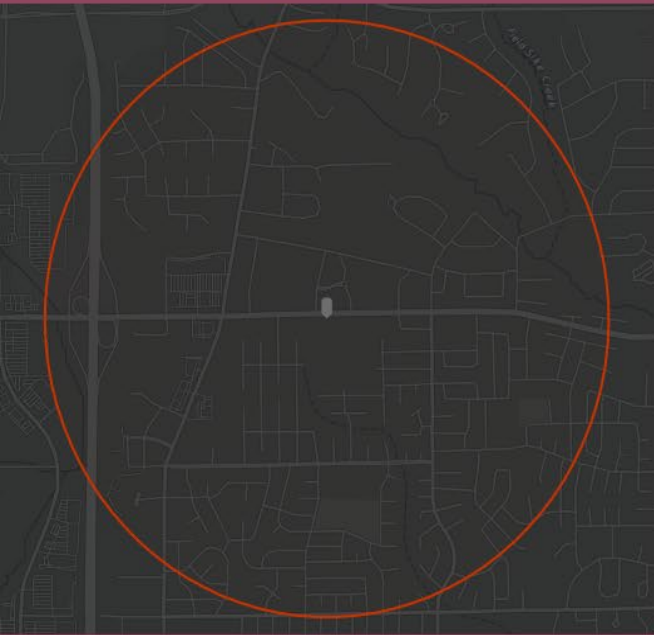
# BIRCHWOOD SOUTH

## PRIMARY TRADE AREA DEMOGRAPHIC-1 MILE

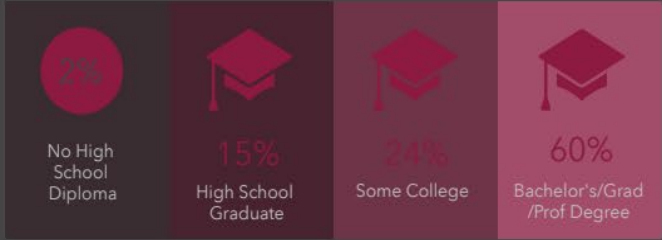
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4607 E 53rd St, Davenport, Iowa, 52807

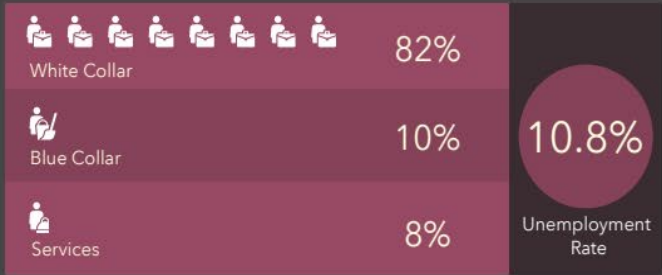
Ring of 1 mile



#### EDUCATION



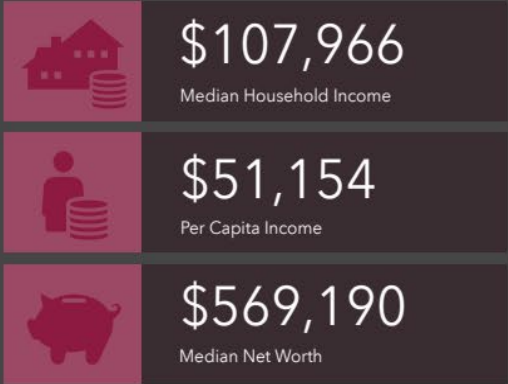
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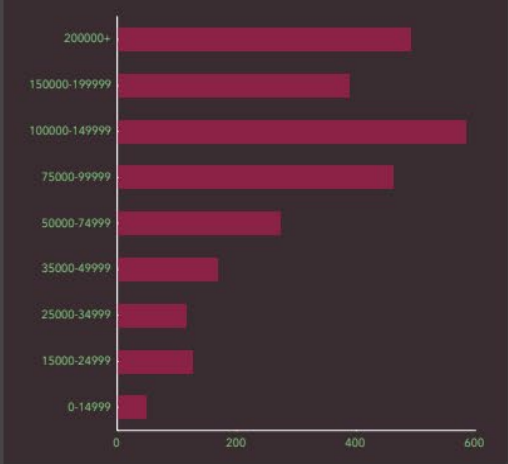
#### KEY FACTS



#### INCOME



#### HOUSEHOLD INCOME (\$)

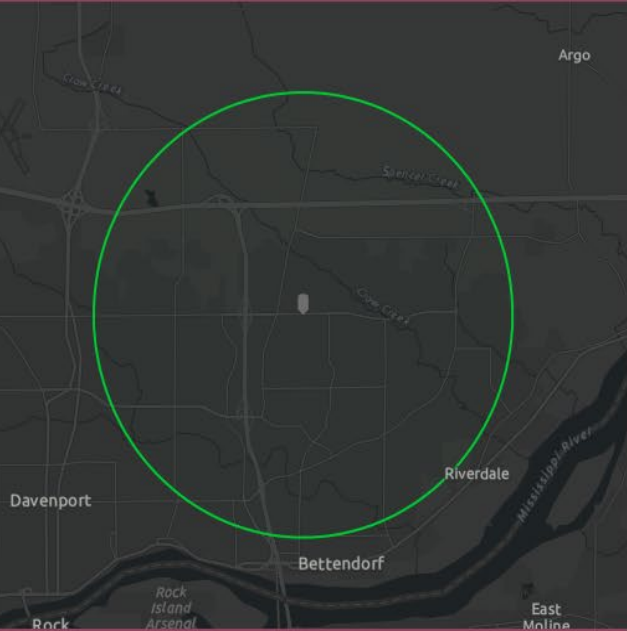


# BIRCHWOOD SOUTH

## PRIMARY TRADE AREA DEMOGRAPHIC-3 MILE

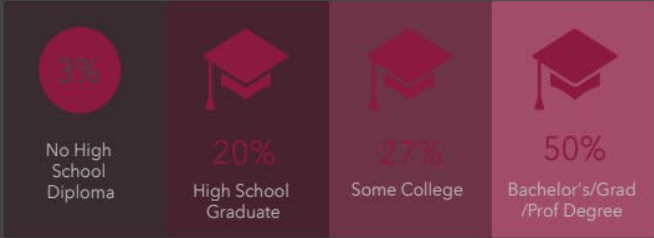
### DEMOGRAPHIC PROFILE

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

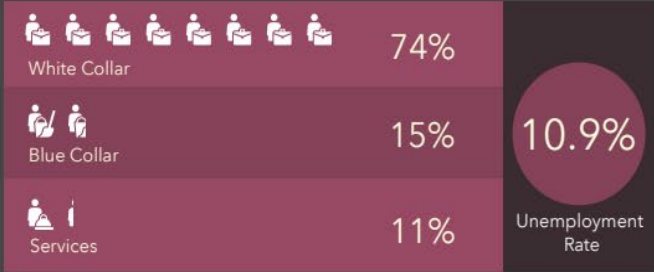


This infographic contains data provided by Esri.  
The vintage of the data is 2020, 2025.  
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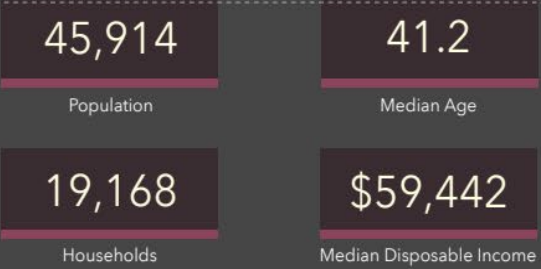
#### EDUCATION



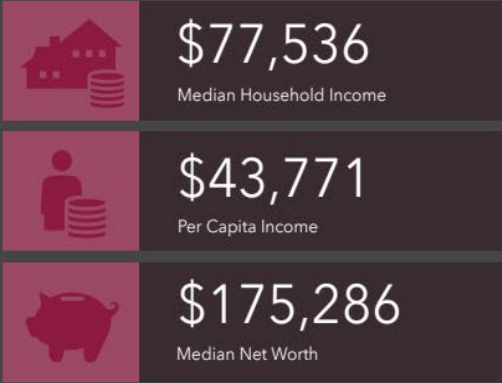
#### EMPLOYMENT



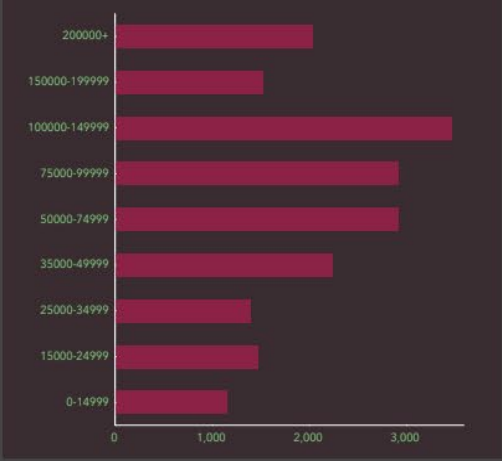
#### KEY FACTS



#### INCOME



#### HOUSEHOLD INCOME (\$)





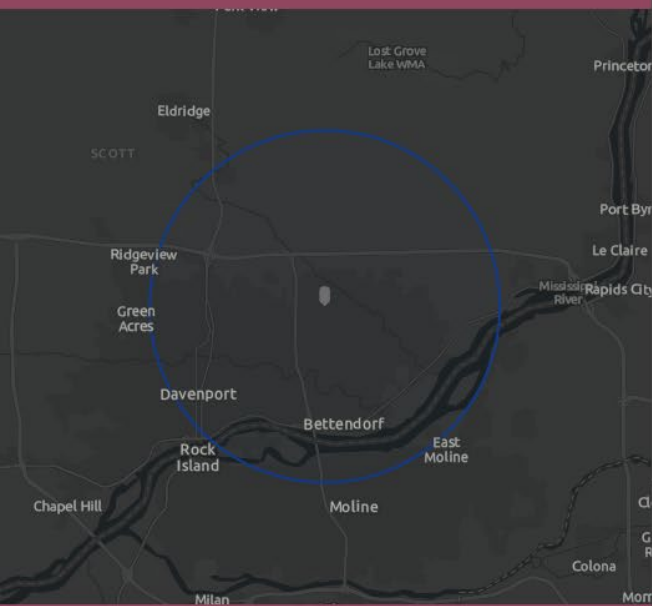
# BIRCHWOOD SOUTH

## PRIMARY TRADE AREA DEMOGRAPHIC-5 MILE

### DEMOGRAPHIC PROFILE

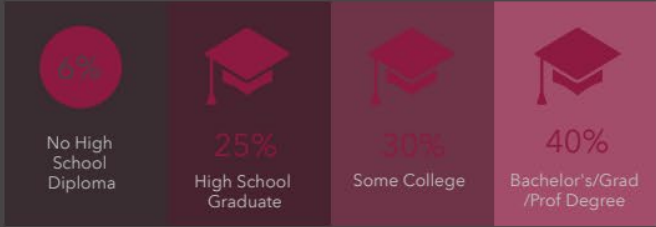
4607 E 53rd St, Davenport, Iowa, 52807

Ring of 5 miles

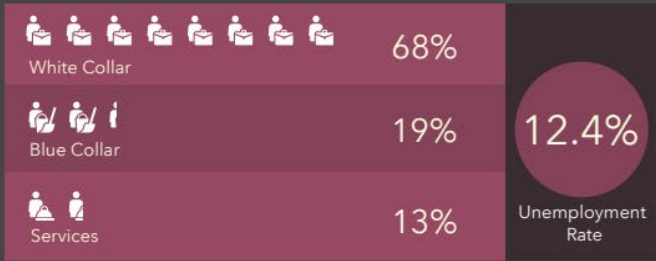


This infographic contains data provided by Esri.  
The vintage of the data is 2020, 2025.  
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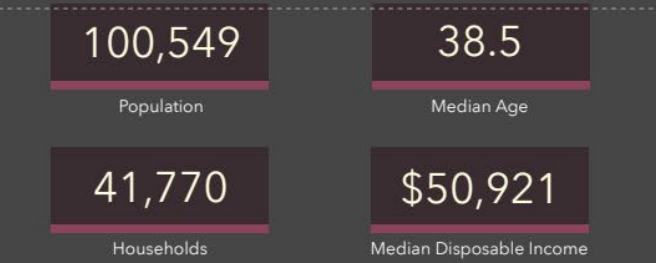
#### EDUCATION



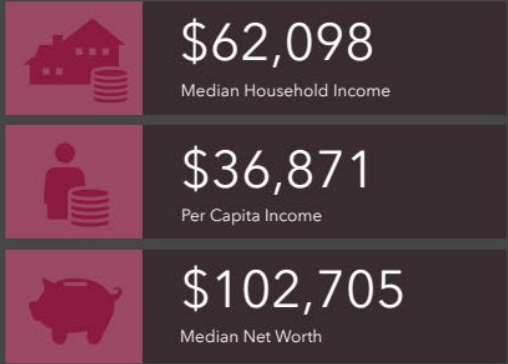
#### EMPLOYMENT



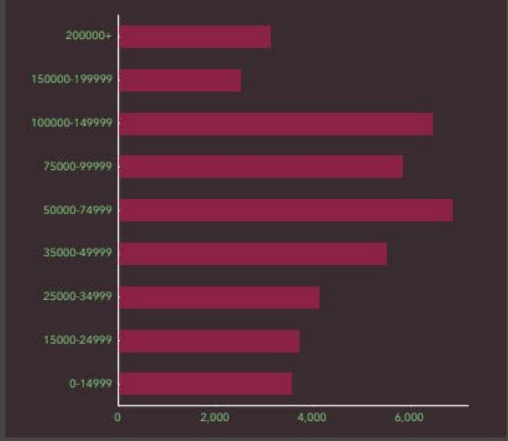
#### KEY FACTS



#### INCOME



#### HOUSEHOLD INCOME (\$)





# 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).





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