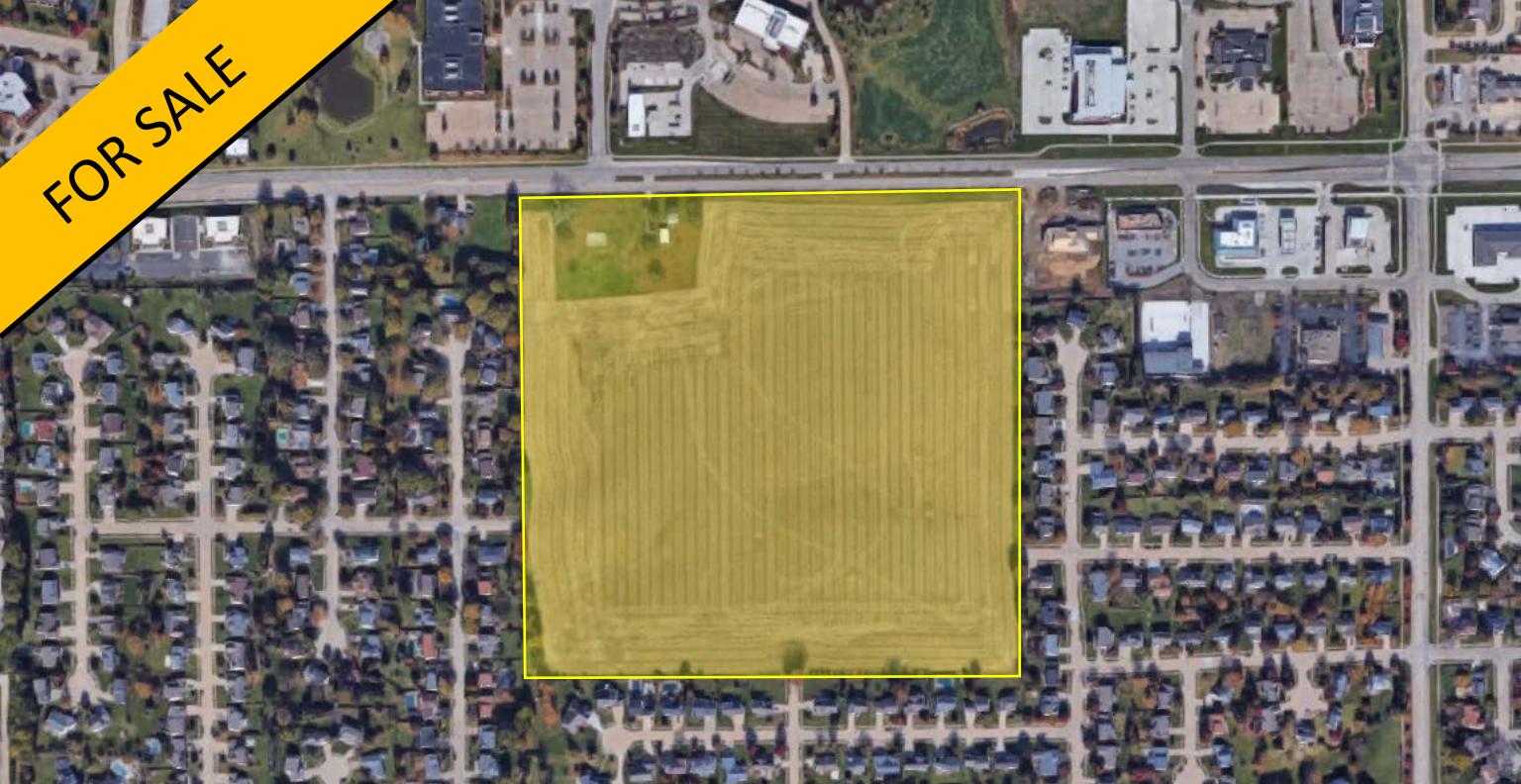


FOR SALE



Multi-Zoned Development Opportunity

4607 E 53rd Street, Davenport, IA 52807

TheHawkeyeGroup.com

Property Features

- Sale Price: \$7,000,000
- Total Lot Size: 37.93 acres
- Prime development land for retail and mix-use with 1,300 feet of frontage directly on E 53rd Street with quick access to I-74 & I-80
- Multi-Zoned: C-2 Corridor Commercial and R-4 Single Family + Two Family Residential
- Property located in NE Davenport adjacent to Bettendorf city limits and surrounded by established residential and commercial areas
- 26,600 Vehicles Per Day on 53rd Street

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,439	45,914	100,549
Households	2,666	19,168	41,770
Med HH Income	\$107,966	\$77,536	\$62,098
Avg HH Income	\$143,123	\$104,881	\$88,392



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Revised 7/9/2020

Multi-Zoned Development Opportunity

4607 E 53rd Street, Davenport, IA 52807

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Total Lot Size: 37.93 acres

- Front 19 acres zoned C-2 (Corridor Commercial District)
- South 18.93 acres zoned R-4 (Single-Family + Two-Family Residential District)

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