

FOR SALE



Development Land

6500 N Brady Street, Davenport, IA 52806

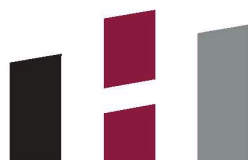
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Property Features

- **Sale Price: \$ 1,400,000**
- 3.669 Acres land site located at the southwest corner of US 61 (Brady St.) and Veterans Memorial Parkway
- Zoned: C-1
- Located adjacent to Menards and Kwik Star
- Traffic-40,000 VPD (Brady & Veterans)
- Ideal for fast food, convenient store, retail, hotel or restaurant
- Owner will subdivide
- Located at a major access point for new Rhythm City Casino



Chris Wilkins | 563.505.4741
cwilkins@TheHawkeyeGroup.com

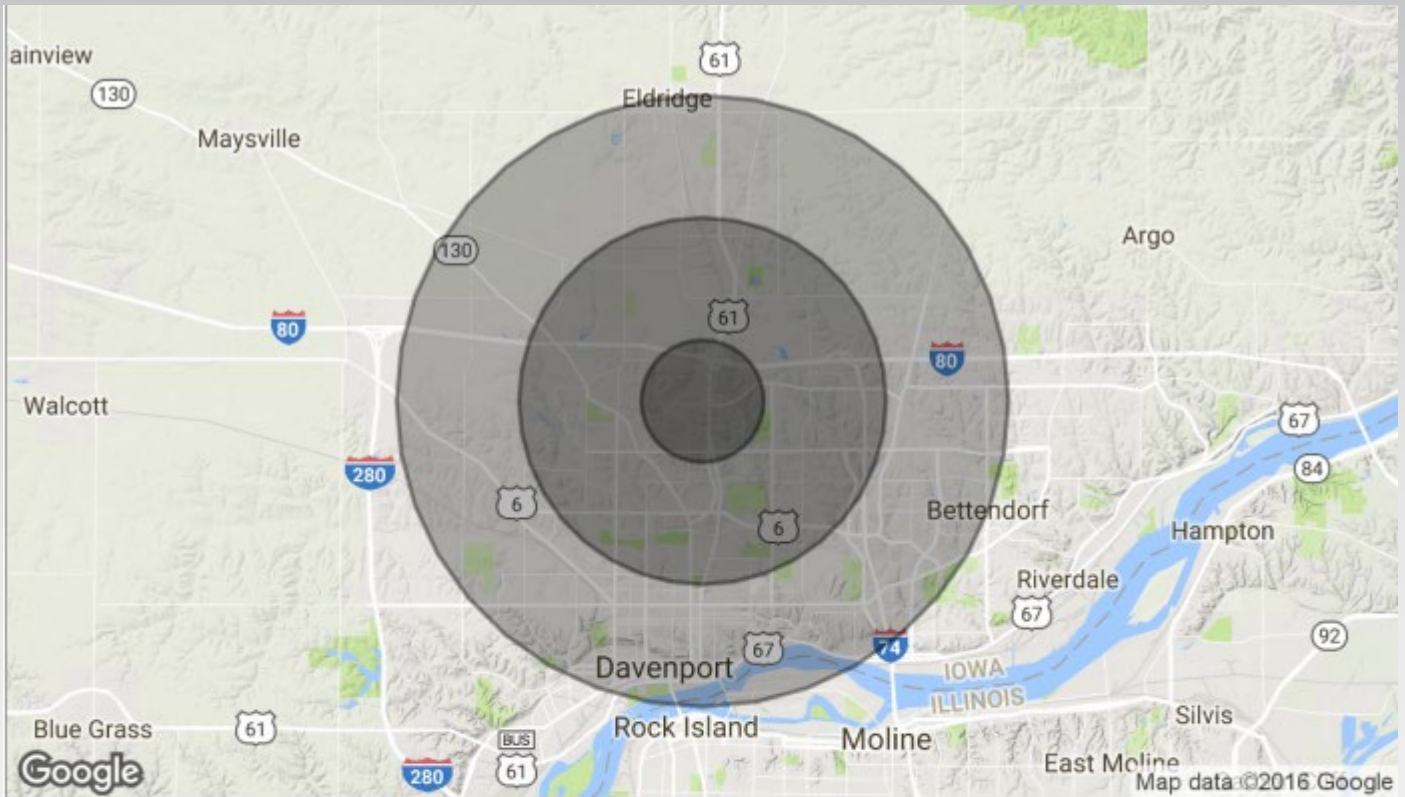


HAWKEYE
COMMERCIAL REAL ESTATE

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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,320	40,427	119,122
MEDIAN AGE	34.1	36.6	35.4
MEDIAN AGE (MALE)	32.1	35.6	34.2
MEDIAN AGE (FEMALE)	35.8	37.8	36.4
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,721	17,198	49,298
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$63,172	\$63,888	\$59,581
AVERAGE HOUSE VALUE	\$321,813	\$207,939	\$182,558

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1850 E. 54th Street • Davenport, Iowa 52807 • Office: 563.344.4295 • www.TheHawkeyeGroup.com

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