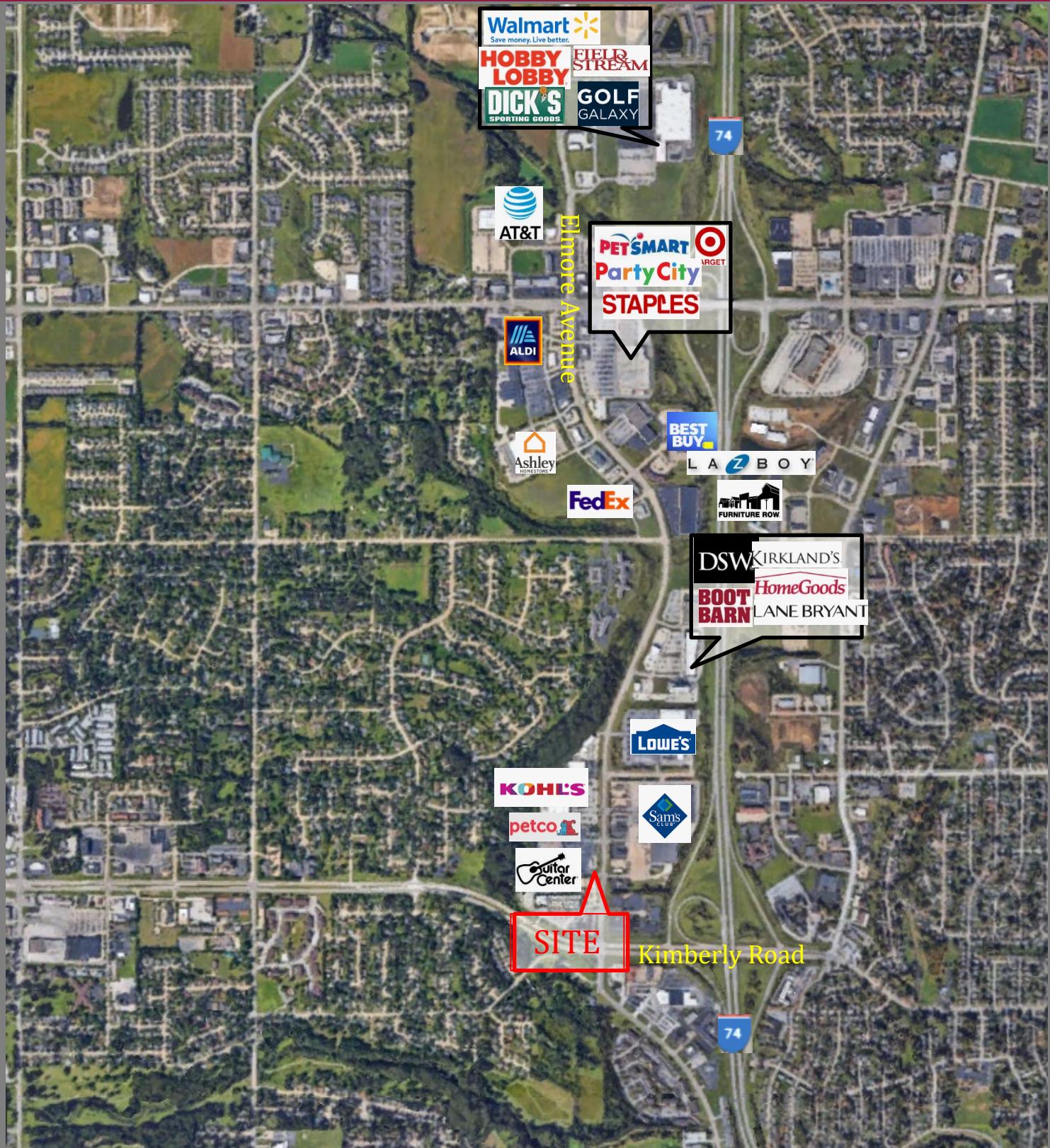


# FOR LEASE

## Development Lot

3850 Elmore Ave, Davenport, IA 52807

TheHawkeyeGroup.com



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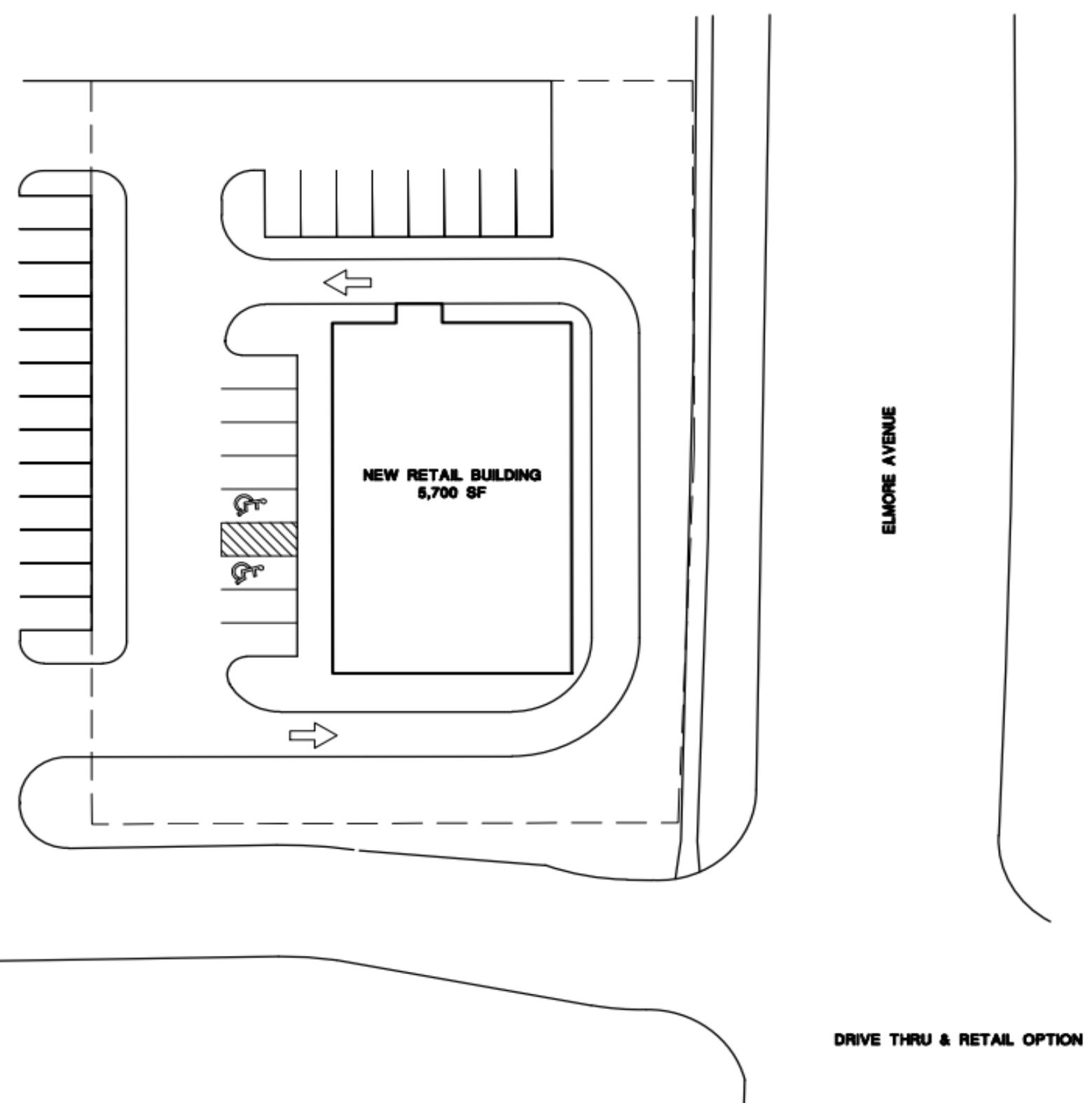
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COMMERCIAL REAL ESTATE

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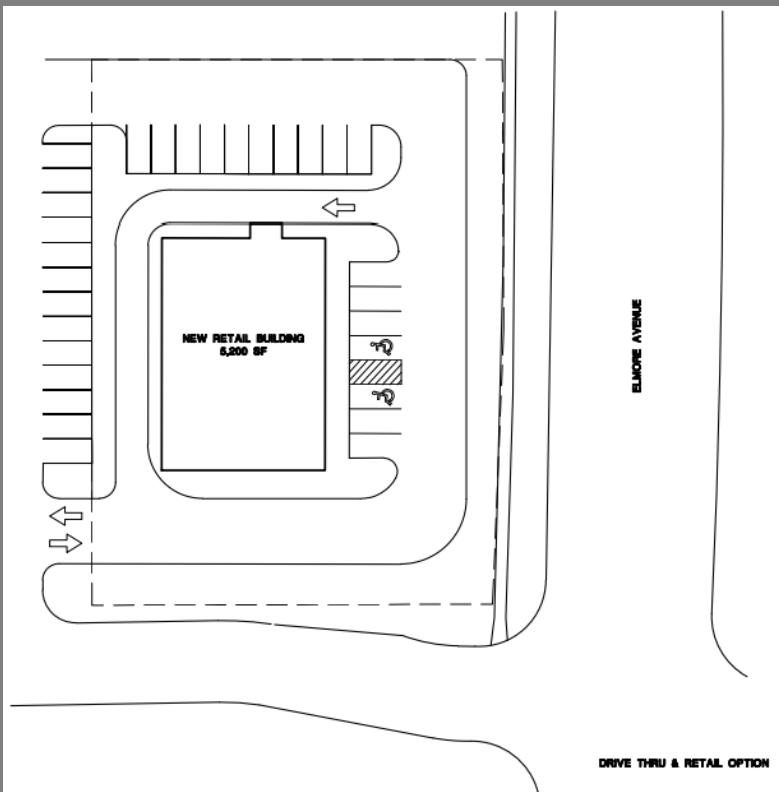
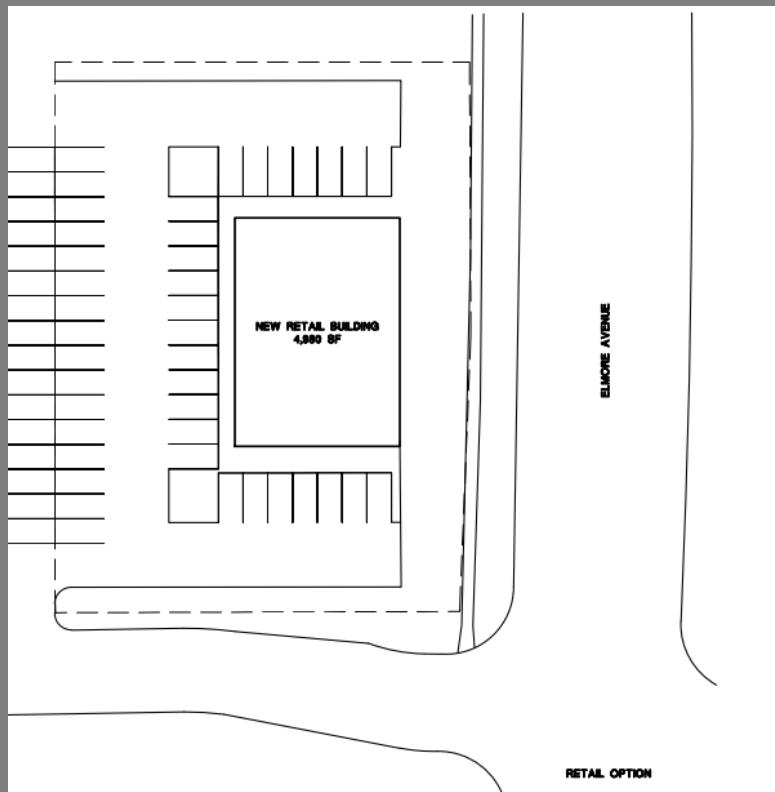
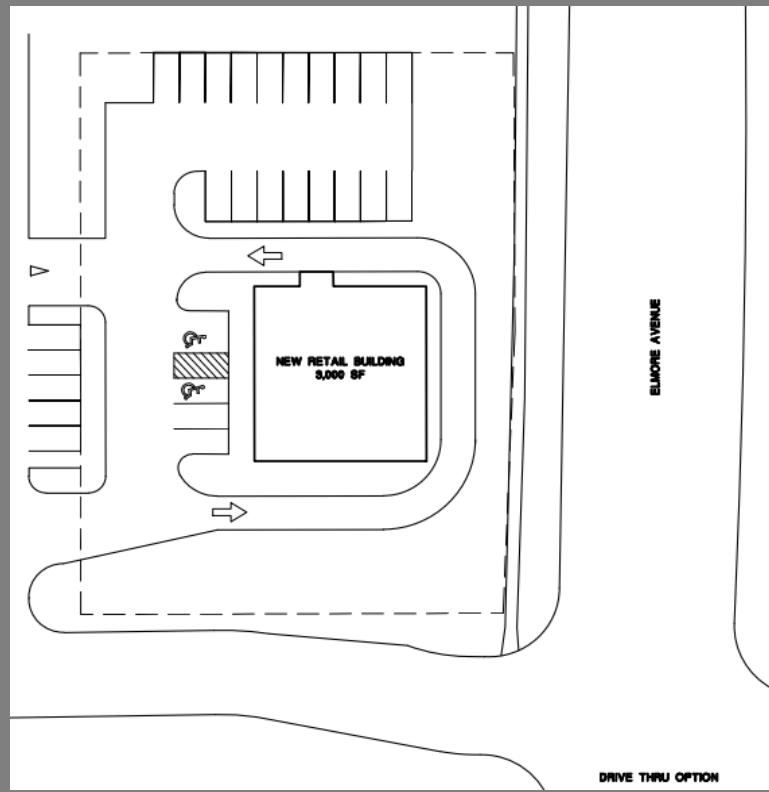
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### Property Features:

- 1,200-5,700 SQFT available
- Site can accommodate up to 5,700 SQFT
- Pricing based on final site design and construction cost
- Located in the heart of Davenport Regional Shopping Corridor
- Site proposed with drive thru window
- Traffic counts 20,000 VPD
- Neighboring retailers include Sam's Club, Kohl's, Guitar Center and Petco
- Operating expenses estimated at \$5.39/SF



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