



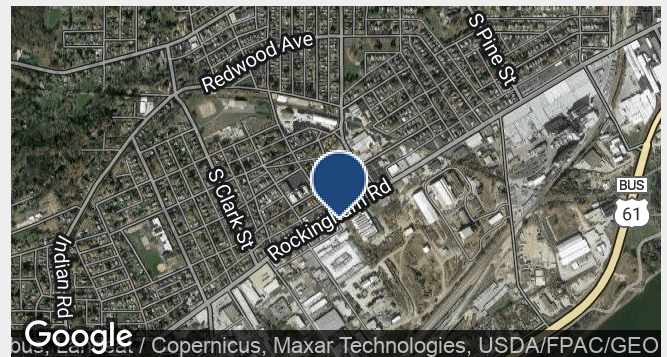
2609 Rockingham Road

Davenport, Iowa 52802

Lease Rate: \$3.50 SF (NNN)

Property Features

- Located in an industrial area off of Rockingham Road in West Davenport
- Available for Lease -
- 13,465 SF available in main building
- 3,544 SF in warehouse building #1
- 4,320 SF in warehouse building #2
- Ceiling height - 24' max/8' min
- One (1) dock door
- Seven (7) drive in doors
- Some buildings do not have heat
- Total building - 21,329 SF
- Lease - \$3.50/SF Net



LOT SIZE:	21,329 SF
YEAR BUILT:	1910
TENANCY:	Single
ZONING:	Commercial
PARCEL ID:	J0042-02
MLS ID:	7036240

For more information:

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For Lease

Warehouse Space

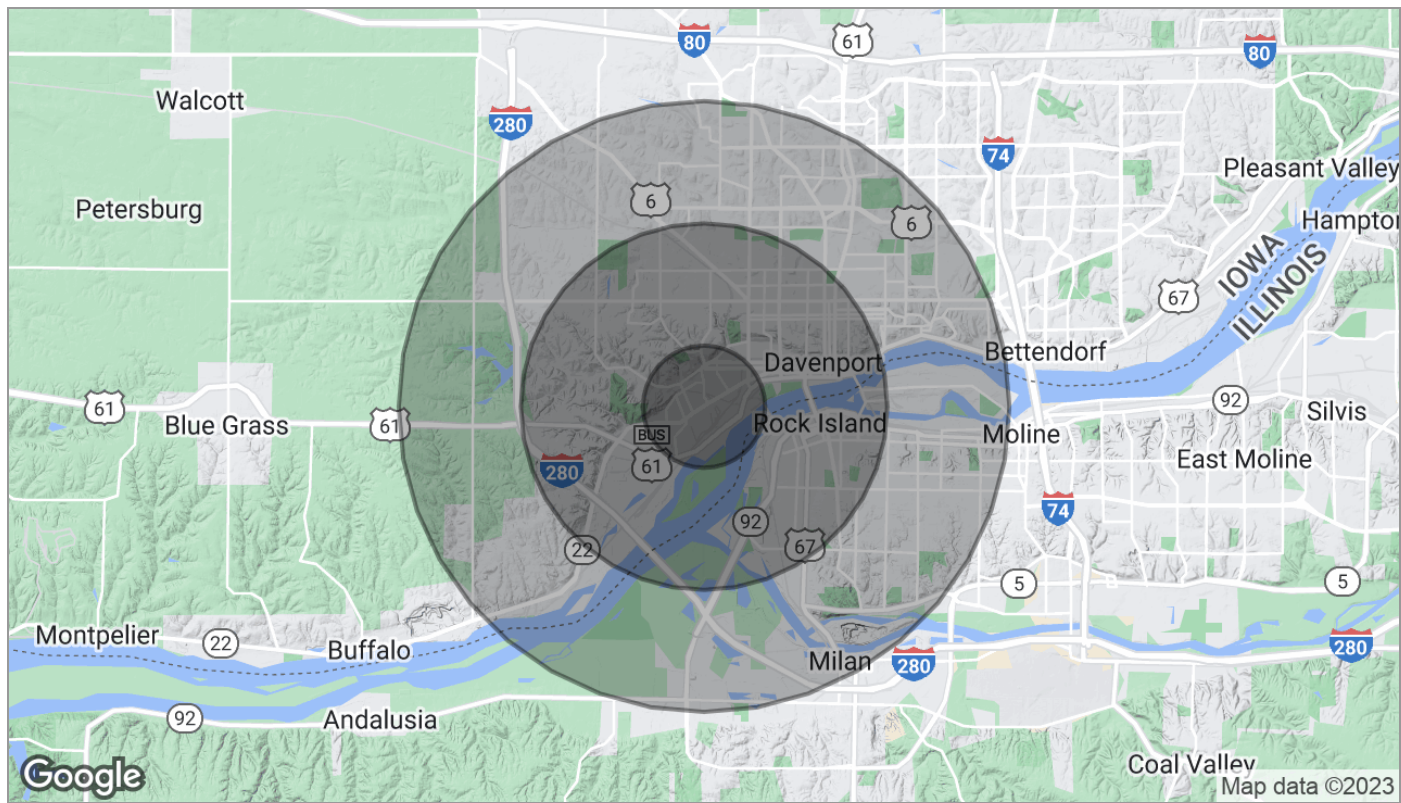
21,329 SF



For Lease

Warehouse Space

21,329 SF



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,693	56,240	135,593
MEDIAN AGE	35.4	35.0	35.9
MEDIAN AGE (MALE)	34.4	34.0	34.9
MEDIAN AGE (FEMALE)	36.2	35.6	36.7
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,855	22,271	55,314
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$42,055	\$42,488	\$48,609
AVERAGE HOUSE VALUE	\$78,404	\$86,235	\$106,670

* Demographic data derived from 2020 ACS - US Census