



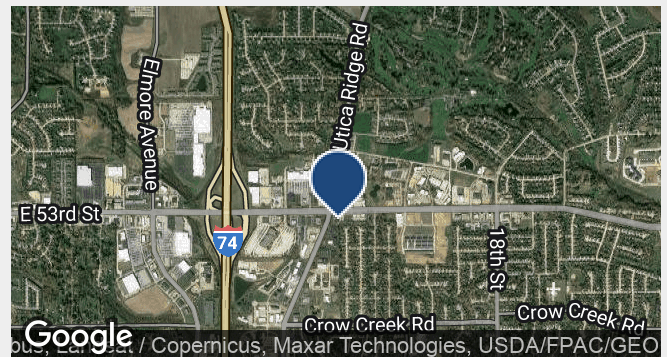
American Bank & Trust Building

4301 E 53rd Street, Suite 301, Davenport, Iowa 52807

Lease Rate: N/A

Property Features

- Class A office space available on the 3rd floor of landmark building that is elevator served
- Features 10 private offices, large conference room, open area for cubicles, work room and break room/kitchen area
- Shared restroom per floor
- Ample parking available on site
- Great signage available in prime spot
- Heavily traveled corner location in prime Davenport location, several blocks from I-74 exit
- 23,500 VPD (Vehicles Per Day) for 53rd Street
- 17,900 VPD (Vehicles Per Day) for Utica Ridge Road
- Pass through expenses include janitorial and utilities



AVAILABLE SF:	5,593 SF
YEAR BUILT:	2000
ZONING:	PDD
MLS ID:	7036305

For more information:

Thomas P. Dalton

563.823.5120 • tdalton@ruhlcommercial.com

Chris Wilkins

563.823.5108 • cwilkins@ruhlcommercial.com

For Lease

Class A Office Space In Prime Davenport Location

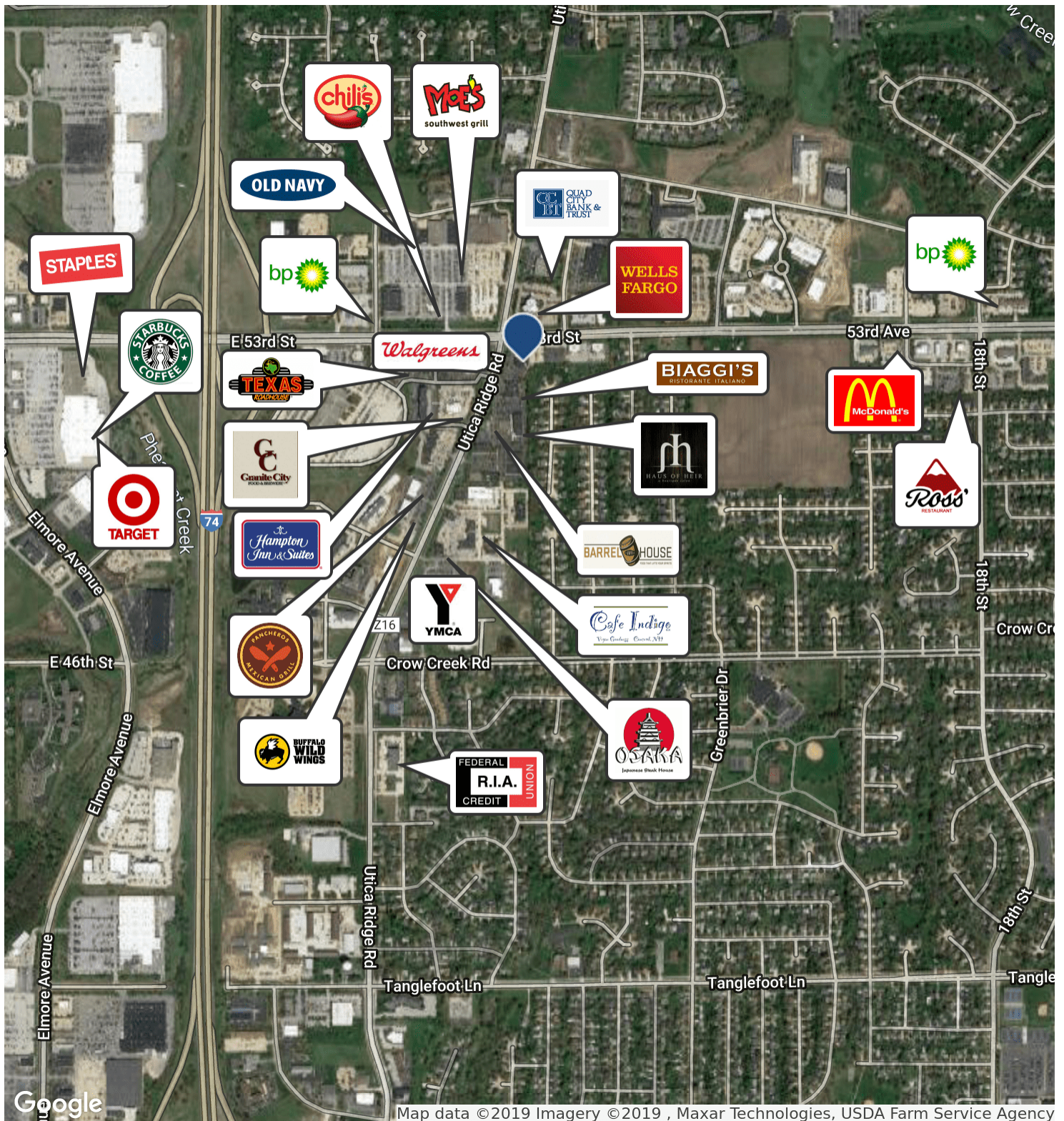
5,593 SF



For Lease

Class A Office Space In Prime Davenport Location

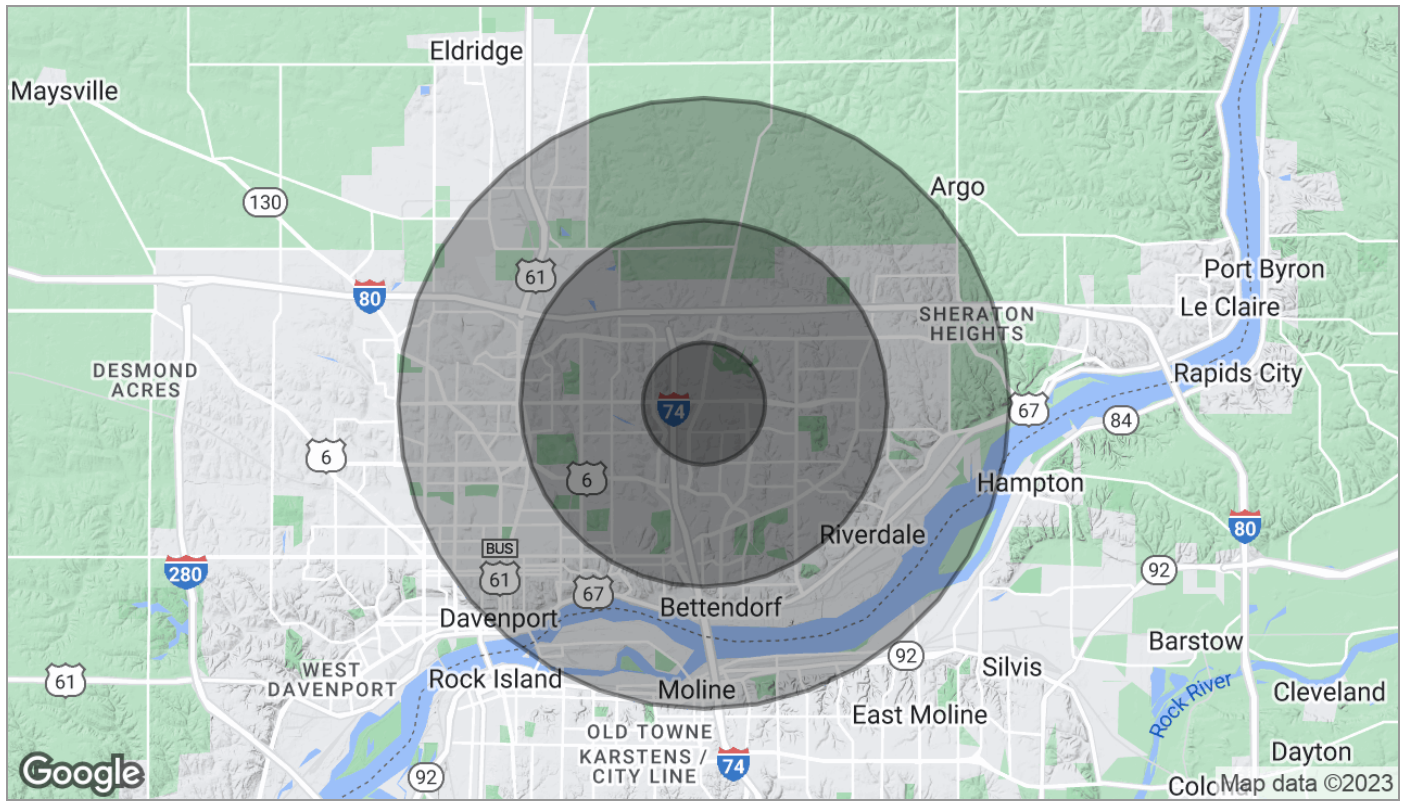
5,593 SF



For Lease

Class A Office Space In Prime Davenport Location

5,593 SF



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,785	42,751	101,334
MEDIAN AGE	39.0	38.1	36.6
MEDIAN AGE (MALE)	37.7	37.0	35.3
MEDIAN AGE (FEMALE)	40.3	39.9	38.4

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,274	18,183	42,809
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$101,944	\$85,367	\$71,692
AVERAGE HOUSE VALUE	\$281,199	\$255,042	\$233,629



* Demographic data derived from 2020 ACS - US Census

NAI Ruhl Commercial Company
5111 Utica Ridge Rd
Davenport, IA 52807
563 355 4000
ruhlcommercial.com