

3504 Hickory Grove Road

Davenport, Iowa 52806

Sale Price: \$925,000

Property Features

- 10.74 AC heavy industrial land with Hickory Grove access
- Large lot with heavy utilities available
- Rail possible
- Softball complex business, equipment and inventory not for sale
- 2,784 SF building with 9' ceiling height
- Local retailers include: Steak 'n Shake, Walmart Supercenter, Applebee's, Culver's, West Kimberly Pawn, and more



BUILDING SIZE:	2,784 SF
YEAR BUILT:	1983
ANNUAL TAXES:	\$17,892.00 (2016)
ZONING:	M-2

For more information:

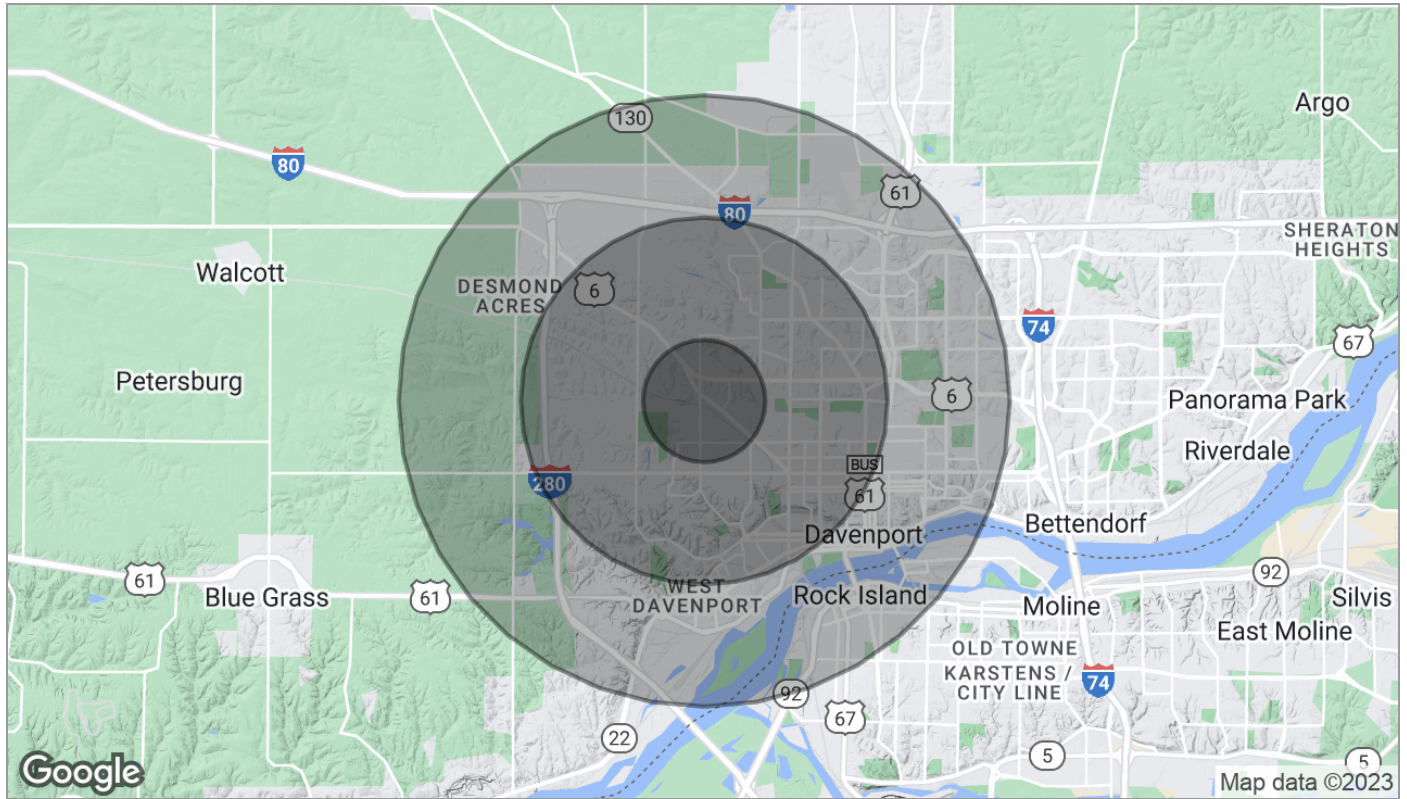
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For Sale

Industrial Land

10.74 Acres



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,044	53,477	113,434
MEDIAN AGE	34.7	37.4	34.9
MEDIAN AGE (MALE)	33.4	36.3	34.0
MEDIAN AGE (FEMALE)	36.4	38.5	35.8
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,993	21,644	45,700
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$54,767	\$52,686	\$48,231
AVERAGE HOUSE VALUE	\$90,490	\$93,199	\$96,891



* Demographic data derived from 2020 ACS - US Census