



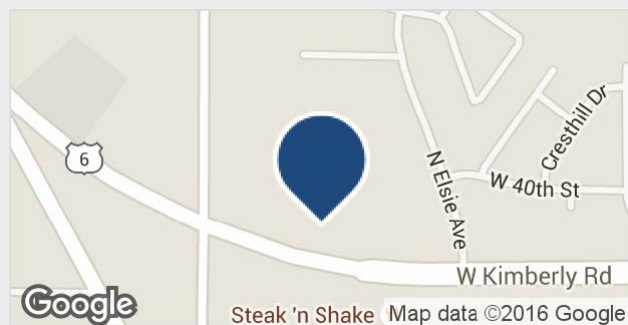
3502 W Kimberly Road, Suite 3

Davenport, Iowa 52806

Lease Rate: \$11.95/yr (NNN)

Property Features

- 1,200 SF retail/office space located in Westlyn Square Mall across from Super Walmart and in front of U-Haul Moving & Storage
- Other tenants include Rudy's, Quyen Nail Salon and U.S. Cellular
- First-class building and design with mall front facing Kimberly Road
- Monument Sign for all tenants



LEASE RATE:	\$11.95 SF/yr (NNN)
LOT SIZE:	1.09 Acres
EXPENSES:	CAM \$ 2.00 SF, Taxes \$3.30, Insurance \$0.23 SF
PROPERTY TAXES:	\$3,958.00 (2014)

For more information:

Charlie Armstrong, SIOR

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Demographics	1 Mile	3 Miles	5 Miles
Total Population:	5,281	51,289	111,135
Total Households:	2,050	20,805	44,930
Average HH Income:	\$53,139.00	\$54,086.00	\$49,065.00

For Lease

1,200 SF Retail/Office Space



Property Summary

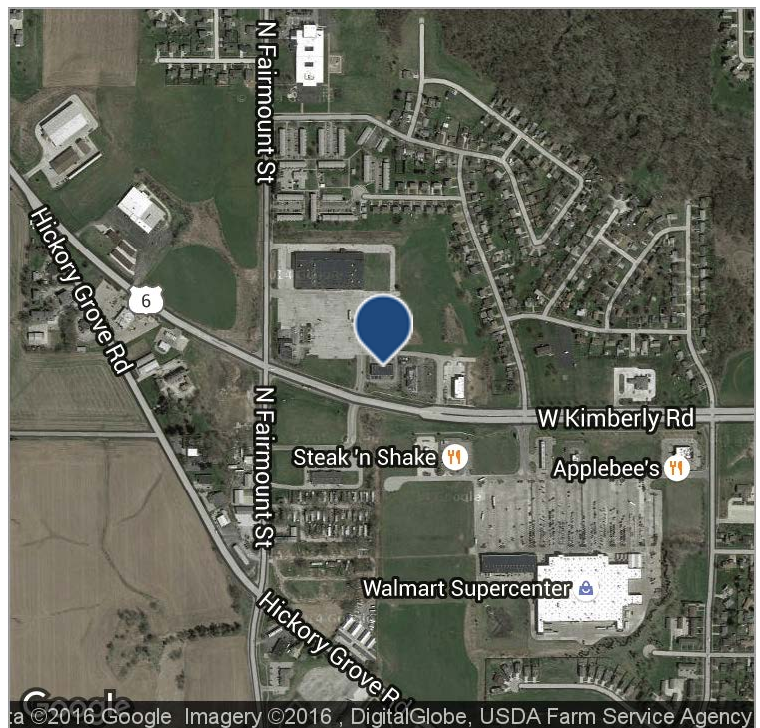
Available SF: 1,200 SF

Parcel ID: 01617D05B

MLS #: 7037275, 7037276

Zoning: C-1

Traffic Count: 26,000+ VPD



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