

## For Lease Great Office Or Retail Space 2,063 SF



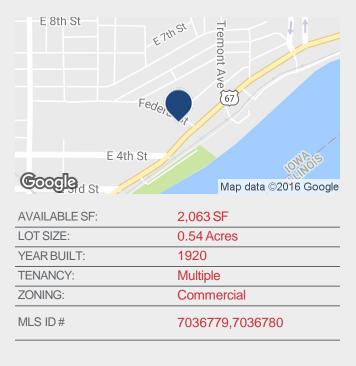
# 735 Federal Street

Davenport, Iowa 52803

### Lease Rate: \$10.95 SF/yr (NNN)

#### **Property Features**

- 2nd floor of the Former Standard Oil Company building
- Great downtown location in Harbor View just off of River Drive
- Windows on 2 sides with INCREDIBLE views!
- Ideal for photography studio, dance studio, office space and more
- Across from the Gordan-Van Tine project which will house 138 market-rate apartments and a roof-top pool
- Plenty of parking to accommodate many different venues
- Low CAM rate of only \$1.85/SF (2017)



#### For more information: Shawn Langan

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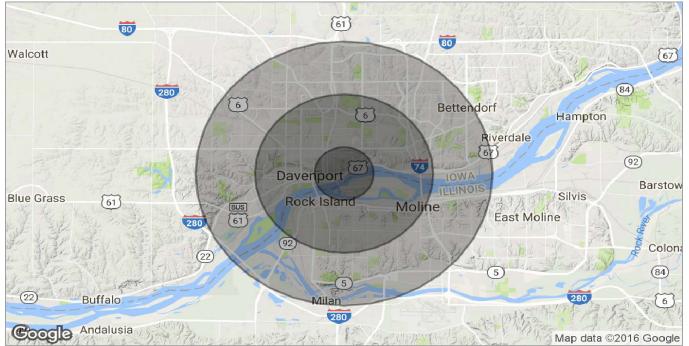
NAI Ruhl Commercial Company 5111 Utica Ridge Rd, Davenport, IA 52807 563 355 4000

#### ruhlcommercial.com

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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,490	93,751	203,437
MEDIAN AGE	29.8	34.1	36.3
MEDIAN AGE (MALE)	28.8	32.9	35.1
MEDIAN AGE (FEMALE)	30.5	35.0	37.3
Households & Income	1 Mile	3 Miles	5 Miles
Households & Income TOTAL HOUSEHOLDS	1 Mile 3,802	3 Miles 38,277	5 Miles 83,956
TOTALHOUSEHOLDS	3,802	38,277	83,956



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