



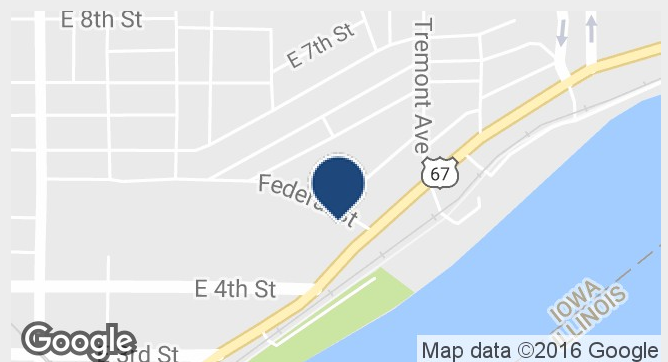
# 735 Federal Street

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)



AVAILABLE SF:	2,063 SF
LOT SIZE:	0.54 Acres
YEAR BUILT:	1920
TENANCY:	Multiple
ZONING:	Commercial
MLS ID #	7036779,7036780

For more information:

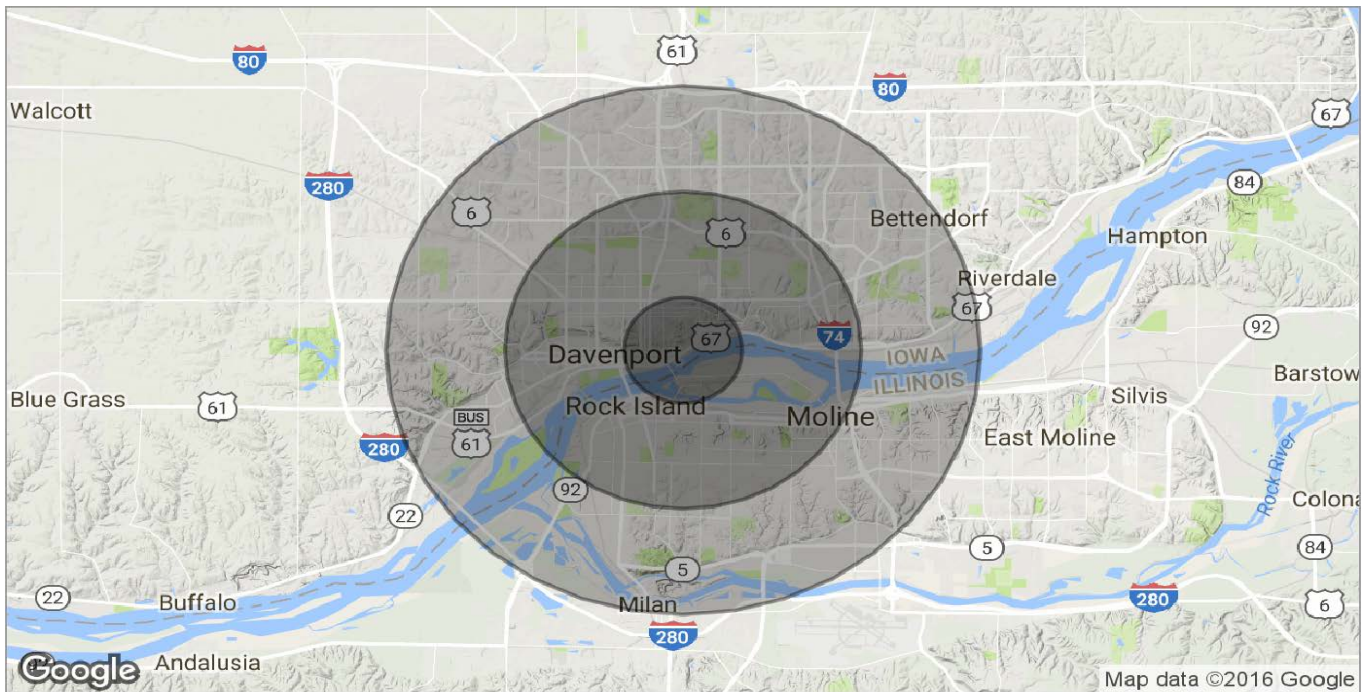
**Shawn Langan**

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For Lease

# Great Office Or Retail Space

2,063 SF



## 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
TOTAL HOUSEHOLDS	3,802	38,277	83,956
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$29,532	\$48,846	\$56,549
AVERAGE HOUSE VALUE	\$103,555	\$140,460	\$149,365



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