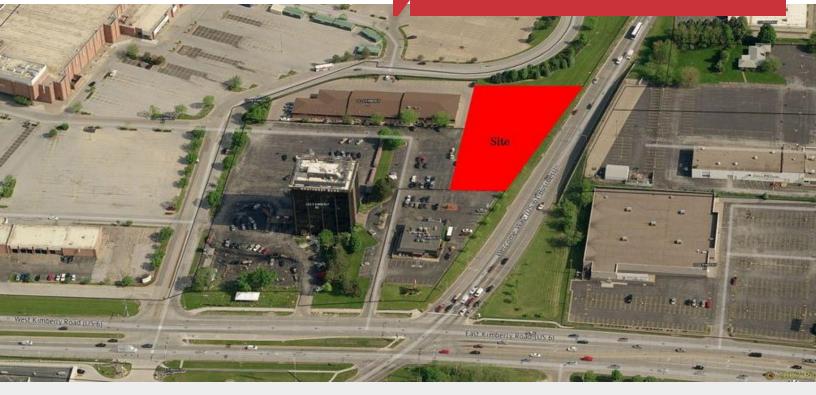


For Sale Build To Suit

1.13 Acres



104 E Kimberly Road

Davenport, Iowa 52806

Property Features

- Site is located on busy Welcome Way (Hwy 61)
- Owner will sell site or will build to suit
- Site will accommodate up to a 9,000 SF building
- Next to Northtown Plaza, Northwest Bank Tower and Northpark Mall
- Traffic count along Kimberly Road and Welcome Way 33,600 VPD
- Zoned for C-3

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	8,384	76,337	157,113
Total Households:	3,805	32,048	64,021
Average HH Income:	\$51,716.00	\$54,956.00	\$56,849.00

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



Sale Price: \$275,000

PARCEL ID:	P1308-04
ANNUAL TAXES:	\$9,152.00 (2014)
ZONING:	C-3

For more information:

Richard J. Schaefer

563.210.4488 • rschaefer@ruhlcommercial.com

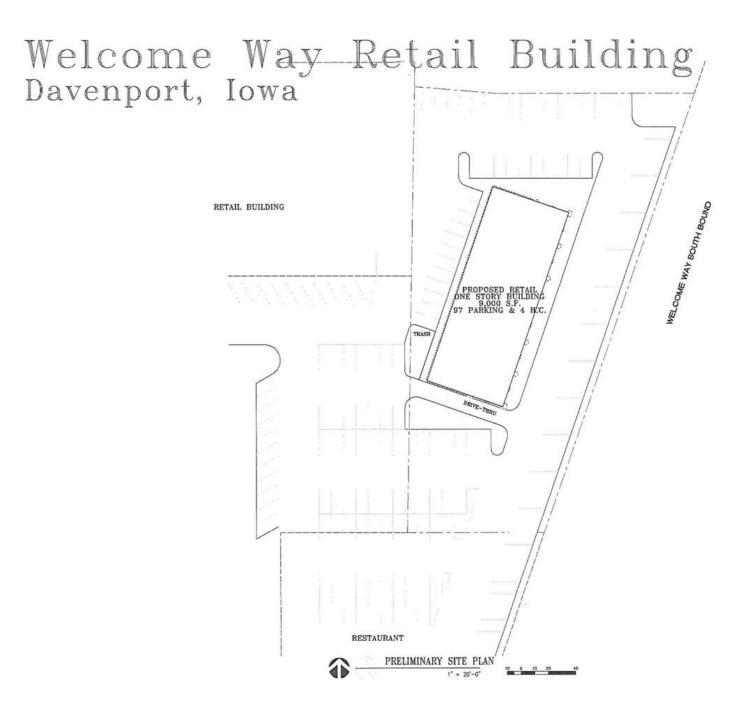
Shawn Langan

563.343.6597 • slangan@ruhlcommercial.com

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

ruhlcommercial.com

For Sale Build To Suit



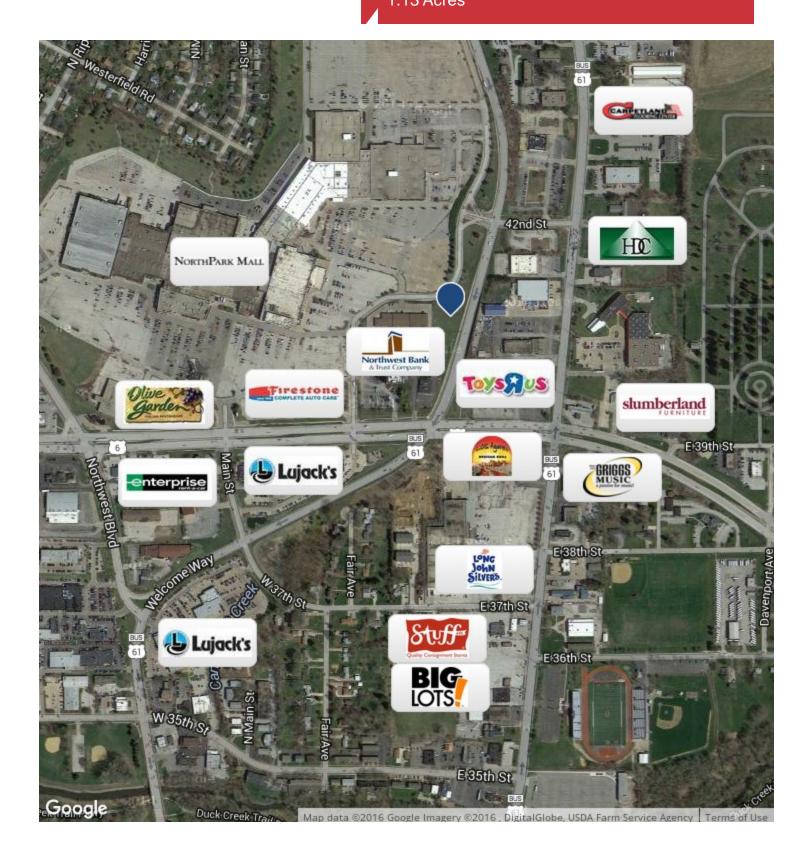


Richard J. Schaefer o 563.210.4488 c 563.355.4000 rschaefer@ruhlcommercial.com



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

For Sale Build To Suit





Richard J. Schaefer o 563.210.4488 c 563.355.4000 rschaefer@ruhlcommercial.com



Shawn Langan o 563.343.6597 c 563.355.4000 slangan@ruhlcommercial.com NAI Ruhl Commercial Company 5111 Utica Ridge Rd Davenport, IA 52807 563 355 4000 **ruhlcommercial.com**