



One of the last remaining development opportunities along 53rd Street

# 4607 East 53rd Street

Davenport, Iowa 52807

Sale Price: \$9,000,000

## Property Features

- 37.93 acres of commercial and residential development land
- Potential uses include retail, restaurant, financial institutions, convenient store, medical and office
- Located with path of growth surrounded by Class 'A' office, retail, restaurant and medical offices
- Front 19 acres currently zoned PUD & back 18.93 acres are zoned R-2 PUD
- Easy access to Interstates 74 and 80
- Traffic count is 25,300 VPD along 53rd Street
- Priced at \$237,279 per acre



ANNUAL TAXES: \$1,010.00 (2014)

ZONING: PUD & R-2 PUD

## Chris Wilkins

Vice President/Director

direct: 563.823.5108

call or text: 563.505.4741

email: cwilkins@ruhlcommercial.com



For Sale

# Great Development Opportunity

37.93 Acres | Commercial & Residential



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NAI Ruhl Commercial Company

5111 Utica Ridge Rd

Davenport, IA 52807

563.355.4000

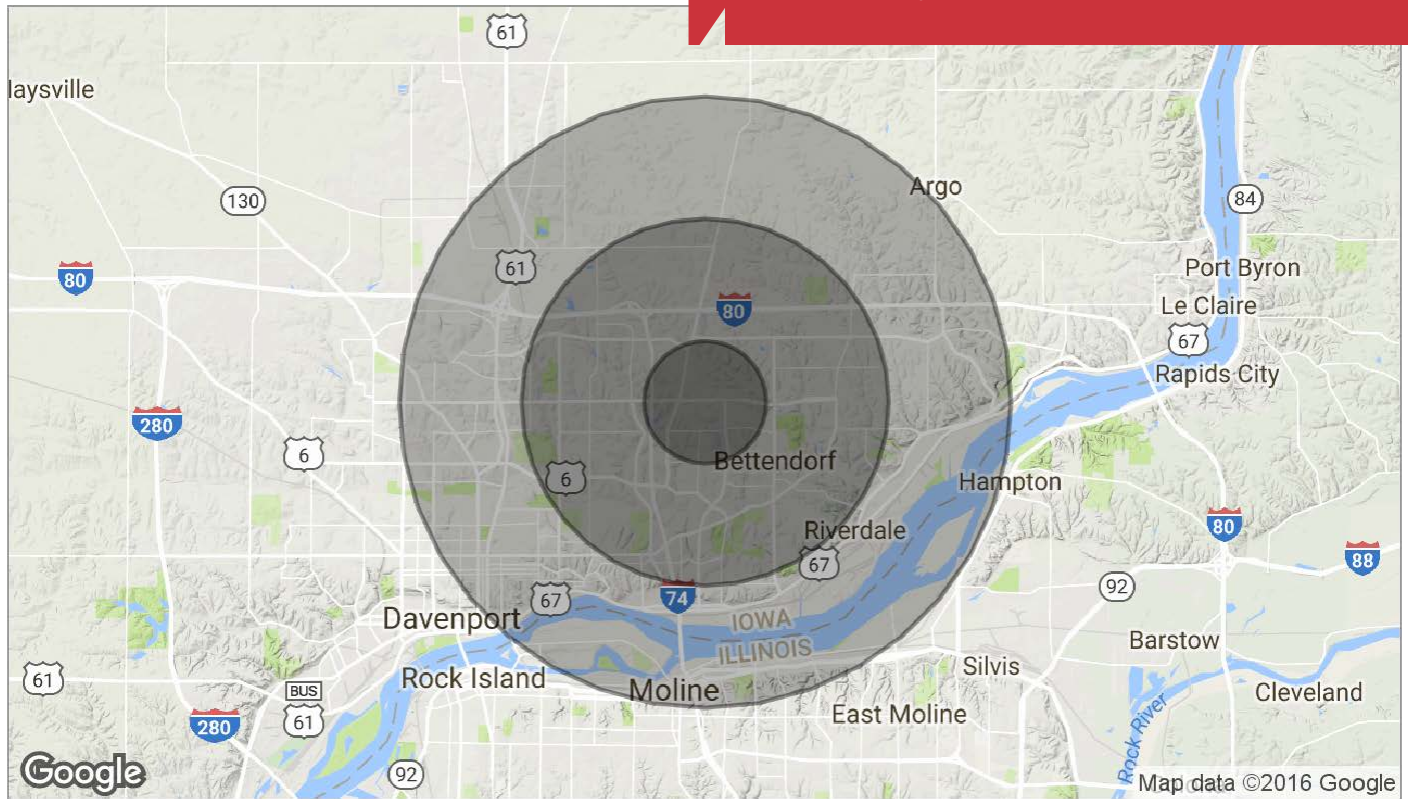
[ruhlcommercial.com](http://ruhlcommercial.com)



For Sale

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### Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,741	40,521	94,689
MEDIAN AGE	39.0	38.1	37.2
MEDIAN AGE (MALE)	37.5	37.1	35.9
MEDIAN AGE (FEMALE)	40.6	40.0	39.0

### Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,253	16,975	40,001
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$101,489	\$87,049	\$74,562
AVERAGE HOUSE VALUE	\$293,292	\$265,654	\$233,877

\* Demographic data derived from 2010 US Census

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