

Development Land 1.926 Acres



0 Grand Avenue

Davenport, Iowa 52807

Property Features

- 1.926 acres (83,896 SF) located on Grand Avenue, just south of 53rd St.
- One of last lots remaining in Davenport's prime distribution area
- M-1 zoned
- Rear portion of lot includes Goose Creek and is in flood plain
- Near Hwy. 61 and I-80

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	5,780	62,487	140,823
Total Households:	2,633	26,256	58,388
Average HH Income:	\$54,907.00	\$59,743.00	\$58,963.00



Sale Price: \$155,000

ANNUAL TAXES:	\$4,772.00
PARCEL ID:	P1210-01D
MLS ID:	7035467

For more information:

Charlie Armstrong, SIOR

563.529.6600 • carmstrong@ruhlcommercial.com

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.

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