



2225 West 53rd Street

Davenport, Iowa

Lease Rate: \$13.95 PSF (NNN)

Property Features

- New modern construction retail development with great façade
- 1,000-2,300 SF of office or retail space with room for drive-thru and patio opportunities
- Coffee Revolution is anchor tenant
- Lot size 1.08 acres
- Located on SEC of busy intersection of Pine and 53rd Street, close to Fareway Grocery
- Landlord is budgeting initial 12-18 months pass-thru costs at \$2.00 PSF and will increase to approximately \$6.00 PSF after the initial period



For more information:

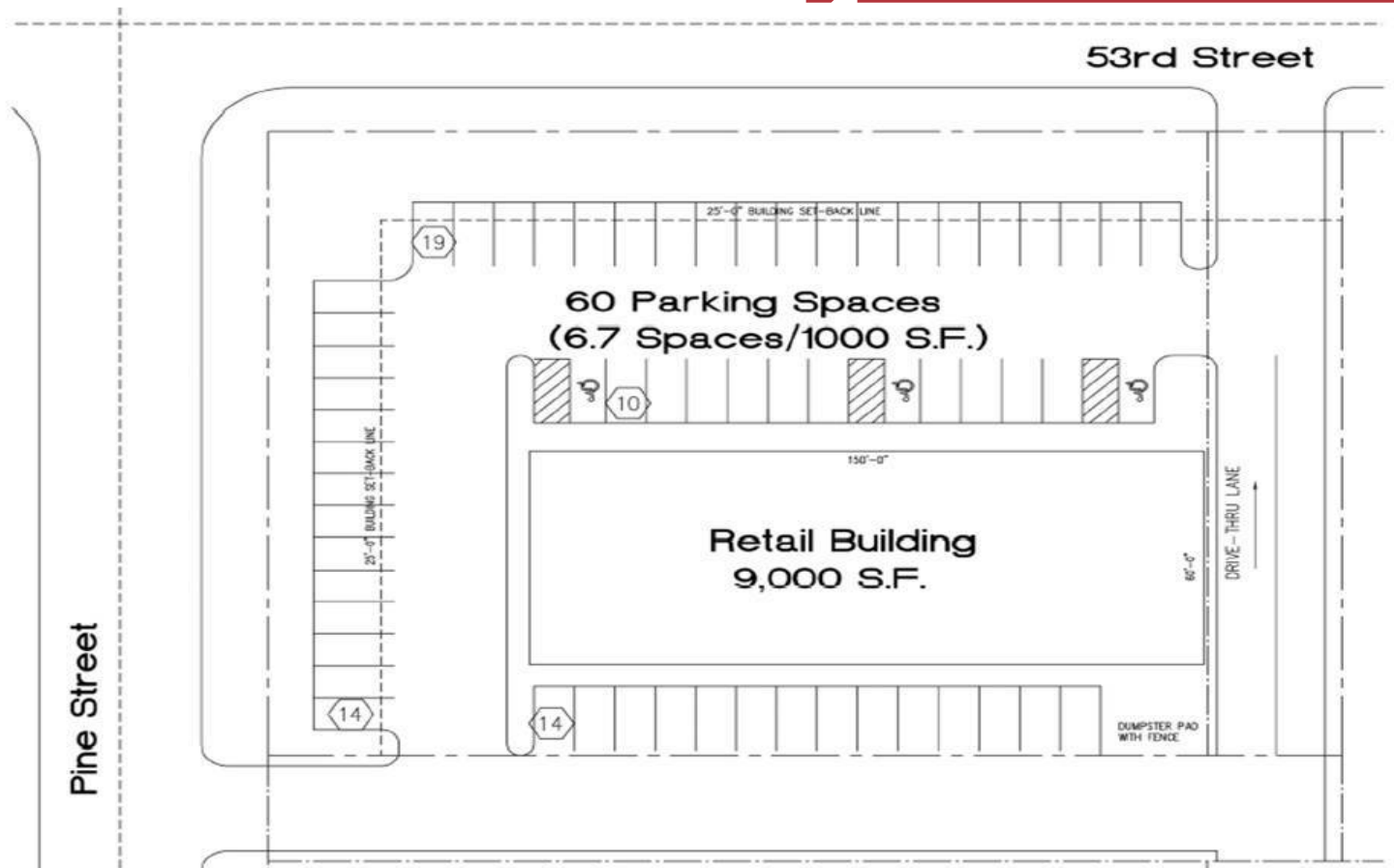
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For Lease New Construction Retail Development



2017 Demographics

	1 Mile	3 Miles	5 Miles
Total Households	4,068	21,459	43,472
Total Population	10,391	53,428	107,440
Average Household Income	\$55,731	\$50,322	\$46,096
Average House Value	\$147,942	\$129,475	\$133,067

