



Sale and Lease Price Reduced!!

4726 N Brady Street

Davenport, Iowa

Sale Price: ~~\$1,775,000~~ \$1,600,000

Lease Rate: ~~\$11.00~~ \$10.00 PSF (NNN)

Property Features

- 8,458 total SF Available; with subdivision possible from 2,000 – 8,458 SF
- Building size of 15,168 SF built in 2004 on 1.4 acres
- Multi homed fiber optic connection to central office for redundancy - excellent for large data users
- Back up power generator
- Multi-tenant building including: Hertz and New Era Field Services
- Excellent location near NorthPark Mall
- Traffic counts at 16,700 VPD
- 40 parking spaces
- Expenses: \$4.63 SF
- Annual Taxes \$31,478.00 (2016)



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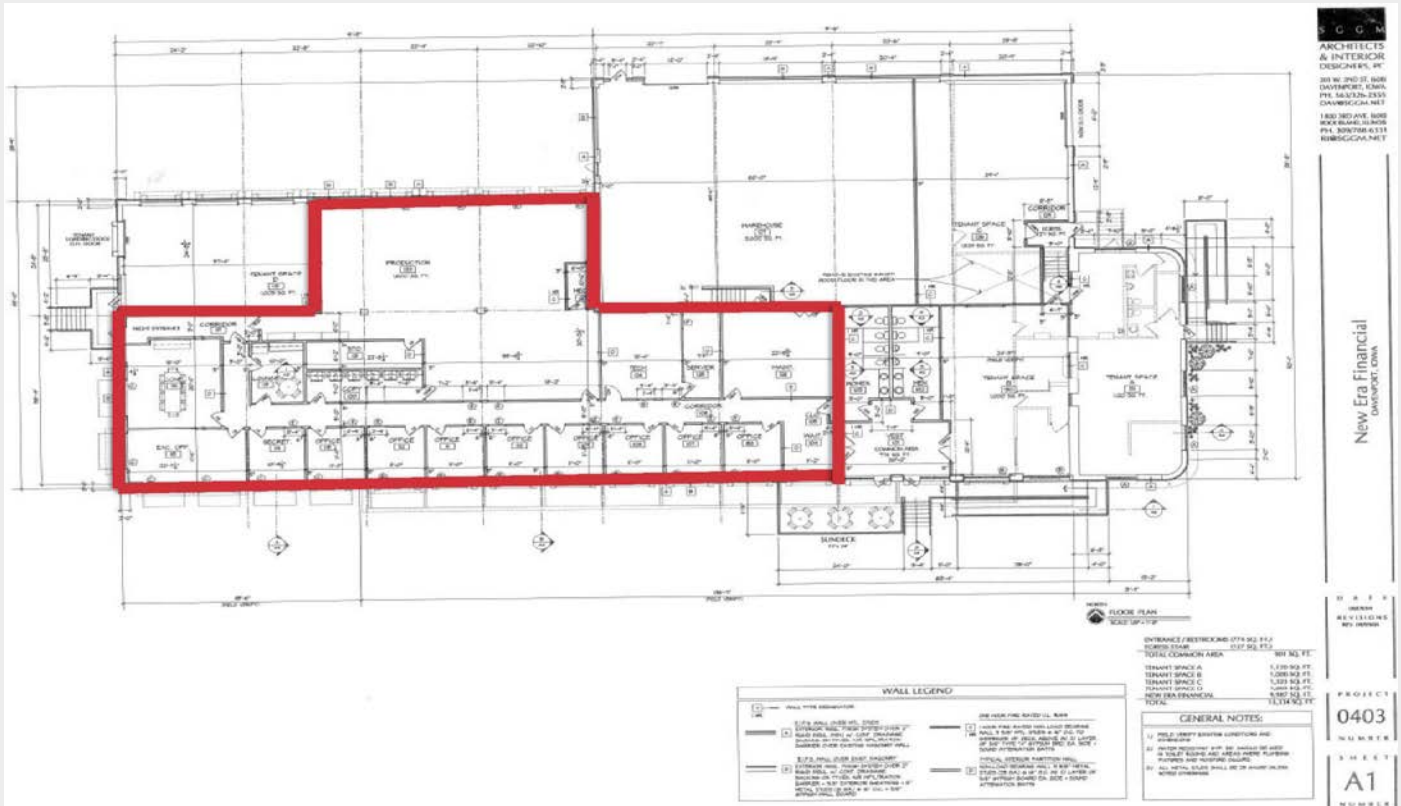


Size (SF)	Lease Rate	Lease Type
2,000 SF	\$10.00 PSF/yr	NNN
3,000 SF	\$10.00 PSF/yr	NNN
4,000 SF	\$10.00 PSF/yr	NNN
5,000 SF	\$10.00 PSF/yr	NNN
6,000 SF	\$10.00 PSF/yr	NNN
7,000 SF	\$10.00 PSF/yr	NNN
8,458 SF	\$10.00 PSF/yr	NNN

2017 Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,866	30,267	57,243
Total Population	6,168	74,458	142,715
Average Household Income	\$45,526	\$50,206	\$50,002
Average House Value	\$152,690	\$140,761	\$141,826





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