



2504 Telegraph Road

Davenport, Iowa

Sale Price: \$600,000

Property Features

- Former residential care facility perfectly positioned for residential redevelopment
- 8.67 acre site with incredible view and park like setting
- 36,997 SF three (3) and four (4) store facility (constructed in 1913 with an addition in the 1970's)
- R-4 zoning (Moderate Density Dwelling District)
- Two (2) elevators servicing all four floors
- Six gas fired boilers and gas hot water heaters, 1,200 amp electric service

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For Sale Redevelopment Opportunity



2017 Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,851	24,647	55,535
Total Population	10,022	62,674	137,178
Median Household Income	\$42,203	\$38,072	\$43,733
Median House Value	\$87,179	\$102,192	\$117,353