



3500 W. Kimberly Road

Davenport, Iowa

Property Features

- 16 acre retail development on Davenport's growing west side
- Various big box, frontage and corner lots
- Located directly east of new U-Haul International climate controlled storage facility and across from Wal-Mart
- All lots platted and final graded with utilities – ready to build or build to suit
- Superior traffic flow with direct access to Kimberly Road, two existing K-Mart entrances and one east access to Elsie
- Traffic count – 26,000 VPD

	Lot Size Acres/SF	Price Per SF	Total Price
Lot 1	9.696 acres/422,351 SF	\$3.50 PSF	\$1,478,000
Lot 1A	3.369 acres/173,736 SF	\$7.50 PSF	\$1,100,500
Lot 1B	6.327 acres/275,614 SF	\$6.50 SF	\$1,791,000
Lot 5	0.896 acres/39,050 SF	\$12.50 SF	\$488,125



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For Sale

Retail Development Land

Westlyn Square



2017 Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,436	23,727	43,179
Total Population	6,315	60,268	106,884
Median Household Income	\$41,795	\$49,770	\$43,609
Median House Value	\$125,193	\$126,813	\$125,831