



4800 Utica Ridge Road

Davenport, Iowa

Property Features

- New retail development in rapidly growing Utica Ridge corridor
- Drive thru opportunity on southern end cap
- Significant hospitality presence in close proximity to site
- 17,900 VPD
- Surrounded by retail, restaurants, offices, hotels and cinemas
- In close proximity to Quad Cities highest grossing restaurants
- Available Summer 2018

Suite	Size	Lease Rate
In-Line	1,500 SF	\$30.00 PSF/yr
In-Line	1,600 SF	\$30.00 PSF/yr
End-Cap	2,400 SF	\$35.00 PSF/yr
Combined	4,000 SF	\$30.00 PSF/yr
Combined	5,500 SF	\$30.00 PSF/yr

Chris Wilkins

Vice President/Director

direct: 563.823.5108

call or text: 563.505.4741

email: cwilkins@ruhlcommercial.com

For Lease New Retail Development



2017 Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,301	23,115	51,284
Total Population	6,387	54,914	125,888
Median Household Income	\$91,261	\$66,677	\$52,588
Median House Value	\$227,363	\$198,421	\$156,019