



2006 - 2007 FACT SHEET

A STRATEGIC TRADE & DISTRIBUTION CENTER

DAVENPORT-MOLINE-ROCK ISLAND METROPOLITAN STATISTICAL AREA (MSA) • SCOTT COUNTY, IOWA / ROCK ISLAND, HENRY & MERCER COUNTIES, ILLINOIS

LOCATION

The QUAD CITIES metropolitan area is located along the Mississippi River in eastern Iowa and western Illinois, approximately 165 miles west of Chicago and midway between Minneapolis to the north and St. Louis to the south. The area's 300-mile market of 37.4 million people comprises almost 13% of the nation's population. This makes it the largest 300-mile market west of Chicago.

Note: Demographics are reported for the Davenport-Moline-Rock Island IA-IL Metropolitan Statistical Area (MSA). Since 1960, the MSA has consisted of Scott County in Iowa and Rock Island and Henry Counties in Illinois. Due to strong commuting linkages reflected in Census 2000, Mercer County, Illinois joined the MSA in 2003.

POPULATION

(Davenport-Moline-Rock Island, IA-IL MSA)

Total Population	376,309
Number of Households	149,726
2010 Projected MSA Population	380,260
% of Population	
Under 5 years	6.5
5-17 years	18.7
18-24 years	9.2
25-44 years	28.0
45-64 years	23.6
65+ years	13.9
Median Age (<i>Four county median average</i>)	37.7

Sources: U.S. Census Bureau, Census 2000, 2005 Population Estimates; Woods and Poole projections, 2005.

MARKET COMPARISON (Population within 300 Miles)

	Million
QUAD CITIES	37.4
St. Louis, MO	34.3
Kansas City, MO	17.9
Minneapolis/St. Paul, MN	15.3
Omaha, NE	12.3

Source: U.S. Census Bureau, 2000.

CLIMATE

Average Winter Temperature	24.8° F	-4.0° C
Average Summer Temperature	73.2° F	22.9° C
Average Annual Precipitation*	38.04"	96.6 cm
Average Annual Snowfall	30.6"	77.7 cm
Average Wind Speed	9.7 m.p.h.	15.6 km.p.h.

*water equivalent

Source: National Climatic Data Center.

INCOME DATA

Total Retail Sales	\$5.643 billion
Total Effective Buying Income (EBI)	\$6.722 billion
Median Household Effective Buying Income	\$37,023

Households by EBI Group (2003)	%
Under \$19,999	22.1
\$20,000 - 34,999	24.8
\$35,000 - 49,999	20.4
\$50,000+	32.7

Source: Sales and Marketing Management (VNU Business Media, Inc.). Copyrighted 2005.



ACCRA COST OF LIVING INDEX

U.S. Average = 100					Health	Misc.	
City/State	Composite	Grocery	Housing	Utility	Transp.	Care	Goods
New York, NY	201.2	133.7	362.4	149.8	111.7	131.4	138.3
Los Angeles, CA	157.4	137.3	261.5	107.9	112.2	118.4	108.9
Chicago, IL	103.3	103.5	109.1	100.5	105.0	101.3	99.0
Grand Rapids, MI	100.6	108.3	89.9	115.9	100.3	99.5	102.4
Indianapolis, IN	98.1	102.5	86.6	119.0	100.4	92.4	100.0
Atlanta, GA	97.7	93.3	98.1	86.5	106.7	99.0	99.7
Peoria, IL	95.8	100.4	92.9	101.0	111.6	87.4	91.8
Kansas City, MO	95.5	95.7	88.5	91.5	97.9	98.1	101.4
QUAD CITIES	94.4	97.7	85.7	100.9	100.0	92.1	97.3

Source: ACCRA Survey, Third Quarter 2005.

TRANSPORTATION

Air Service:

Quad City International Airport (Code: MLI)

The Quad City International Airport serves eastern Iowa and western Illinois travelers with approximately sixty daily flights and non-stop service to 8 convenient hubs. Travelers connecting through any of these major cities have instant access to hundreds of national and international destinations. In 2005, 859,712 travelers used the QC International Airport.

Major Carriers and Hubs:

- AirTran to Atlanta and Orlando
- American Eagle to Chicago O'Hare and Dallas - Ft. Worth
- Delta Connection to Atlanta and Orlando
- Northwest Airlinck to Detroit, Memphis, and Minneapolis/St. Paul
- United Express to Chicago O'Hare and Denver

Major Air Freight Carriers:

- BAX Global • DHL/Danzas Air & Ocean • DHL Express • UPS Supply Chain Solutions

Other Amenities:

- On-site U.S. Customs Port of Entry, Civil Air Patrol, and ground transportation services
- Fixed Based Operator (FBO) Elliott Aviation is located on the south side of the airfield
- Airfield - Fully instrumentized, three runway systems
- Runway length: 10,000 ft. (3,048m), 7,000 ft. (2,134m), and 4,500 ft. (1,371m); all 150 ft. (46m) wide

Davenport Municipal Airport:

General aviation with complete instrument approaches, weather reporting services 8:00 a.m. - 5:00 p.m., and private aircraft rental and maintenance. Runway length: 5,501 ft. (1,677m) and 4,100 ft. (1,250m); both 100 ft. (30m) wide.

Other Air Service:

- Gen Air Park, Geneseo • Kewanee Municipal, Kewanee • Mercer County Airport, Aledo

International Trade Service:

- U.S. Customs Port of Entry
- Computerized Paired Port Systems
- Foreign Trade Zone #133 and subzone
- Customs Bonded Motor Carriers - 30
- Customs House Brokers/International Freight Forwarders - 2

ROAD MILEAGE

Albuquerque, NM	1,292
Atlanta, GA	804
Boston, MA	1,139
Chicago, IL	180
Cincinnati, OH	423
Dallas, TX	918
Denver, CO	841
Detroit, MI	436
Houston, TX	1,159
Indianapolis, IN	312
Jacksonville, FL	1,154
Kansas City, MO	363
Los Angeles, CA	1,857
Milwaukee, WI	218
Minneapolis, MN	361
New Orleans, LA	945
New York, NY	943
Omaha, NE	305
Pittsburgh, PA	615
Portland, OR	1,956
Salt Lake City, UT	1,233
St. Louis, MO	269
Washington, DC	855

Sources: MapQuest.com

Highways Serving Area:

- Interstates: 74, 80, 88, & 280
- U.S. Federal: 6, 34, 61, 67, & 150
- State: Illinois 5, 17, 78, 81, 82, 84, 92, 94, & 192
- Iowa 22 & 130

Motor Freight Service:

The Quad Cities is served by over 200 motor freight carriers. With major break-bulk facilities located in the area, consistent, direct service to and from the Quad Cities is assured.

Major Trucking Carriers:

- Adrian Carriers • Amhof Trucking • Black Hawk Freight • Dohrn Transfer • FedEx Freight • Roadway Express • Standard Forwarding • United Parcel Service (UPS) • USFreightways • Wenger Truck Line

Mail Service: The Quad Cities Regional Processing and Distribution Center and the recently expanded Federal Express hub are both located in close proximity to the Quad City International Airport. United Parcel Service operates two distribution centers in the Quad Cities.

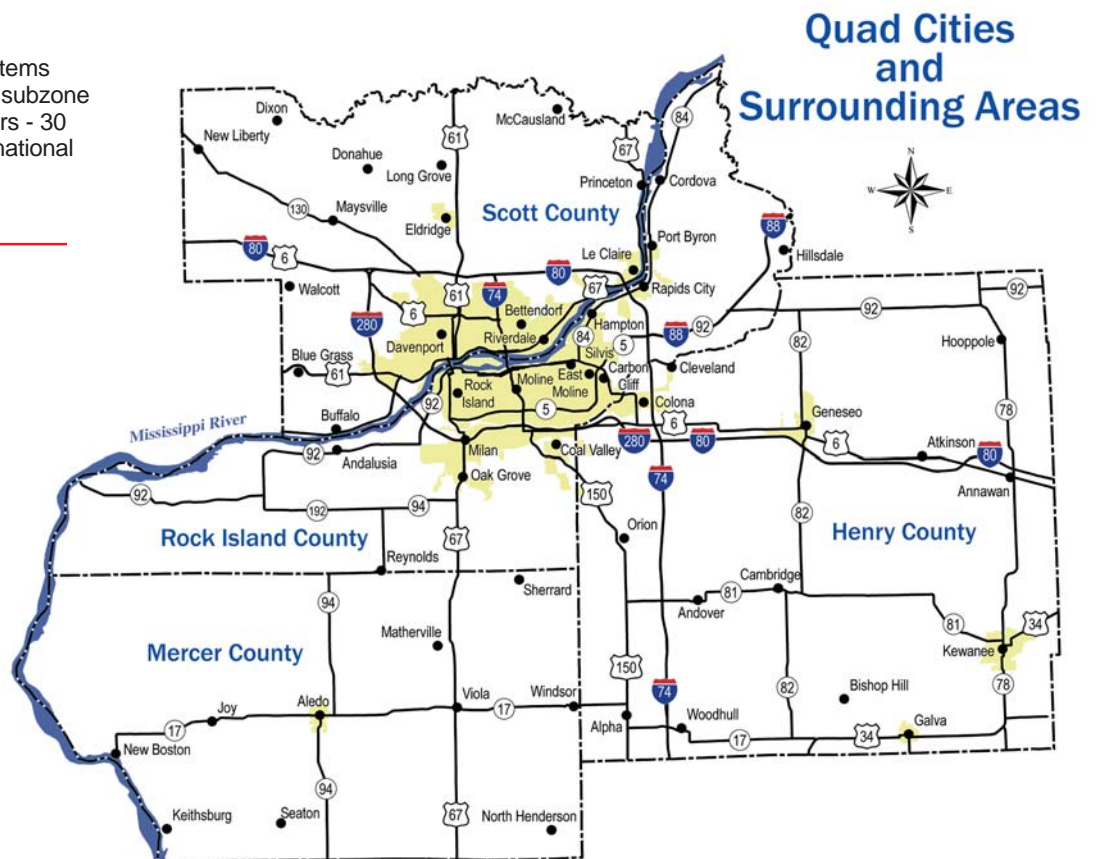
Rail:

- Burlington Northern Santa Fe Railroad
- Iowa Interstate Railroad
- Iowa, Chicago & Eastern Railroad Corporation
- Amtrak - Northeast/Southwest Passenger

Waterway/Barge:

- Mississippi River - 9-foot channel, 10-month navigation season. Features 30 barge terminals with 11 served by rail: Bettendorf (6) • Buffalo (5) • Cordova (1) • Davenport (9) • Keithsburg (1) • LeClaire (1) • Moline (3) • New Boston (1) • Riverdale (1) • Rock Island (2)

Source: Davenport Municipal Airport; Dunn & Bradstreet MarketPlace, 1st Quarter 2006; Quad City Development Group; Quad City International Airport.



UTILITIES

Gas and Electric:

Suppliers: MidAmerican Energy Company
Alliant Energy
Ameren IP
Municipally Owned Utilities

Pipelines: A.N.R. Pipeline
Natural Gas Pipeline of America
Northern Border Pipeline
Northern Natural Gas Pipeline

Water:

Illinois Quad Cities: Municipally Owned Systems
Iowa Quad Cities: *Davenport & Bettendorf* -
Iowa American Water Company
Others - Municipally Owned Systems

Sanitary Sewer:

Service throughout the Quad Cities urbanized area is provided by municipally owned systems with considerable regionalization of treatment facilities.

Source: MidAmerican Energy, Quad City Development Group.

MEDIA/TELECOM

Newspapers: Daily & Sunday - 4 Weekly - 4

Radio Stations: 21

Television Stations: ABC (WQAD Channel 8), CBS (WHBF Channel 4), NBC (KWQC Channel 6), FOX (KLJB Channel 18), PBS (KIIN Channel 12, WQPT Channel 24, & KQIN Channel 36), plus digital and cable

Telephone Service: AT&T, Cambridge Telephone Co., Central Scott, Frontier, Geneseo Telephone Co., McLeod, and Qwest

Long Distance Services: AT&T, MCI, Qwest, and Sprint

Cellular Service: Cingular/AT&T, i Wireless, Sprint/Nextel, US Cellular, and Verizon/MCI

Broadband/DSL: AT&T/Yahoo High Speed Internet, Central Scott, Frontier Communications, McLeod, Mediacom, and Qwest

Internet Service Providers: Central Scott, CIN NET (Kewanee), Frontier Communications, Geneseo Communications, Internet Revealed, LightEdge Solutions, and Quad Cities Online

Source: Quad City Development Group.

MEDIAN HOME PRICE (Existing Single-Family Homes)

City/State	Median Sales Price
QUAD CITIES	\$109,200
St. Louis, MO	\$138,800
Cedar Rapids, IA	\$133,800
Des Moines, IA	\$147,200
Minneapolis, MN	\$230,500
Chicago, IL	\$265,600
New York, NY	\$537,300
San Francisco, CA	\$718,700

Source: 2005 Median Sales Price of Existing Single Family Homes - The National Association of REALTORS, published 4th Quarter, 2005.

COMMERCIAL SERVICES

Banks	58
Bank Deposits*	\$5,254,255,000
Savings and Loans	7
Savings and Loans Deposits*	\$354,715,000
Credit Unions	31
Credit Unions Deposits	\$1,438,590,137
Total, All Deposits	\$7,047,560,137

Sources: FDIC - Deposits as of June 30, 2005; National Credit Union Administration - Deposits as of December 2005.

* Includes only those banks and savings and loans that are FDIC insured.

SELECTED MAJOR EMPLOYERS

Rock Island Arsenal	6,600
Deere & Company	6,240
Genesis Health System	5,000
Trinity Regional Health System	2,650
Tyson Fresh Meats	2,400
ALCOA	2,250
Kraft Foods North America	1,600
MidAmerican Energy Company	1,060
APAC Customer Services	950
Exelon Energy	700
Great Dane Trailers	650
Sears Manufacturing	600
United Parcel Service	590
Export Packaging	580
Von Maur	560
PFG - Thoms Proestler Co.	490
KONE	450
Lee Enterprises News/Publishing	450
Modern Woodmen of America	440
Norcross Safety Products	425

Source: Quad City Development Group.

EMPLOYMENT BY INDUSTRY †

Total Available Labor Force	327,680
Total Available for New Employment	89,727
	Employed %
Manufacturing	43,065 17.5
Health Care and Social Services	32,484 13.2
Wholesale & Retail Trade	30,269 12.3
Education	26,331 10.7
Professional Services	24,609 10.0
Government & Public Administration	17,226 7.0
Entertainment, Recreation & Personal Services	17,226 7.0
Transportation, Communication & Utilities	15,504 6.3
Construction	15,011 6.1
Financial, Insurance & Real Estate	14,273 5.8
Agriculture, Forestry & Mining	7,629 3.1

Source: Iowa Workforce Development, June 2005.

COMMERCIAL/INDUSTRIAL LEASE RATES AND CONSTRUCTION AND LAND COSTS

Lease Rates - \$/Sq.Ft./Yr.	Low	High	Average	Vacancy Rate(%)
Downtown Office				
New Construction (AAA)	13.25	17.50	15.50	12.0
Class A (Primary)	12.00	17.00	15.00	15.0
Class B (Secondary)	7.00	11.00	9.75	20.0
Suburban Office				
New Construction (AAA)	14.00	18.50	15.00	10.0
Class A Prime	13.00	16.00	14.00	12.0
Class B (Secondary)	10.00	12.00	11.00	15.0
Industrial Space				
Bulk Warehouse	1.75	4.75	2.75	10.0
Manufacturing	2.75	5.00	3.50	7.0
High Tech./R&D	6.00	10.00	9.00	10.0
Retail Space				
Downtown	8.00	12.00	10.00	10.0
Neighborhood Service Centers	12.00	24.00	15.00	7.0
Community Power Centers	6.00	14.00	9.00	15.0
Regional malls	20.00	26.00	23.00	10.0
Construction Cost - \$/Sq.Ft.				
Industrial/Warehouse	20.70	82.80	60.00	N/A

Development Land - \$/Acre	Low	High
In Office Park	217,800	392,040
In Industrial Park	43,560	108,900
Office/Industrial - Non-park	43,560	87,120
Retail/Commercial Land	348,480	609,840
Residential	43,560	87,120

Source: Ruhl & Ruhl Commercial Co., Quad City Development Group.

† Employment by Industry is compiled in the Quad City Area Laborshed, which includes 101 zip code areas within a 70-mile radius of the Quad Cities Region.

EDUCATION

Type	Number	Enrollment
Elementary	92	26,197
Intermediate/Middle	30	13,500
High School	26	18,172
Private & Parochial Schools	28	5,453
Trade & Technical	8	1,719
Community College	2	12,743
Four Year College	1	2,363
University	3	4,838
Q.C. Graduate Center	1	5,020
Palmer College of Chiropractic	1	1,522

High School Graduation Rate: 90.0%
 Student-Teacher Ratio: 17.2 to 1 (Elementary), 15.6 to 1 (Secondary)
 Average Expenditure per Student: \$7,362.24
 Average ACT Score: 20.6*

* Reporting Districts

Source: Illinois State Board of Education; Iowa Department of Education; National Center for Educational Statistics (NCES); *Rock Island Argus/Moline Dispatch*; Individual Schools and School Districts.

RECREATION

Parks/Recreation Areas	159
Zoos	2
Golf Courses	
Deere Run - TPC Course	1
Public	21
Private	8
Swimming Pools	
Public	12
Private	12
YMCA/YWCA	9
Health Clubs	30
Baseball/Softball Complexes	13
Indoor Ice Rinks	2
Indoor Soccer Complexes	2
Outdoor Soccer Complexes	4
Recreation Trails	Existing: 131 miles Proposed: 275 miles

Area trails are important links in the east-west, coast-to-coast American Discovery Trail; the north-south Mississippi River Trail and the intrastate Grand Illinois Trail.

The Mississippi, Rock, Edwards, Wapsipinicon rivers and Hennepin Canal are used extensively for recreation.

Source: Bi-State Regional Commission.

SPORTS

AF2 Arena Football Team (Quad City Steamwheelers)
 UHL Professional Hockey Team (Quad City Mallards)
 Class A Professional Baseball Team (Quad City Swing)
 NAIA and NCAA Division III College Sports

Source: Bi-State Regional Commission.

CULTURE/ATTRACTIONS

Area Museums & Galleries	27
Major Performing Arts Organizations	18
Theaters (Indoors & Outdoor)	13
Quad City Art Organizations	4
Botanical Center and Conservatories	3
Casinos	3
<i>(Casino Rock Island, Isle of Capri Casino and Rhythm City Casino)</i>	
Ballet Quad Cities	1
Davenport River Center	1
Figge Art Museum	1
I-MAX Theatre	1
John Deere World Headquarters/Pavilion/Collectors Center	1
Quad City Symphony	1
The Mark Civic Center (12,000 seats)	1

Source: Bi-State Regional Commission; Quad City Development Group.

LODGING

	Facilities	Rooms
Henry County	9	243
Mercer County	3	34
Rock Island County	26	1,897
Scott County	47	3,704
Total	85	5,878

Source: Henry County Tourism Bureau, Internet Listings, Quad Cities Convention and Visitors Bureau

MEETING FACILITIES

	Facilities	Meeting Rooms	Function Space (Sq. Ft.)
Rock Island County	22	75	215,615
Scott County	28	131	303,076
Total	50	206	518,691

Source: Henry County Tourism Bureau, Internet Listings, Quad Cities Convention and Visitors Bureau

MEDICAL CARE

Hospitals	9
Number of Beds	1,371
MD's & DO's	688
Dentists	180
Doctors of Chiropractic (DC)	315

The Quad Cities' proximity (50 mi.) to the University of Iowa Medical Center provides quick access to the world's largest university-owned research hospital and nationally-rated medical complex.

Sources: American Dental Association; Quad City Medical Society; Individual Institutions.

RELIGIOUS & CIVIC ORGANIZATIONS

Protestant	312	Catholic	43
Jewish	2	Other Faiths	16
Young Professionals Organizations	4		

Source: Bi-State Regional Commission; American Religion Data Archive from *Religious Congregations and Membership in the United States 2000*, copyright © 2002.

The Quad City Development Group is the economic development umbrella organization for the entire bi-state Quad City region. Contact the Development Group for information and assistance on expanding your businesses to the Quad City Region.

Quad City Development Group

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For available sites and buildings and other information, visit our website at: www.quadcities.org

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