



2007 - 2008 FACT SHEET

THE LOGISTICS, IT, FOOD PROCESSING & ADVANCED MANUFACTURING HOT SPOT

DAVENPORT-MOLINE-ROCK ISLAND METROPOLITAN STATISTICAL AREA (MSA)

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*	377,291
2010 Projected MSA Population**	381,580
2025 Projected MSA Population**	400,320
Number of Households†	150,409

Age†	% of Population
Under 5 years	6.7
5-19 years	19.9
20-34 years	18.8
35-54 years	29.7
55-64 years	11.1
65+ years	13.8
Median Age	38.9

Sources: *U.S. Census Bureau, 2006 Estimates; **Woods and Poole Economics, 2006 Projections; †U.S. Census Bureau, 2005 American Community Survey

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

AWARDS

Cities of Davenport and Rock Island recently ranked . . .

Most Liveable Small City(ies) in the U.S.

- U.S. Conference of Mayors & Waste Management, Inc.

Quad Cities recently ranked . . .

4th Best Place for Cost of Living

25th Best Place for Doing Business

90th Best Place for Business and Careers

- Forbes Magazine

2nd Most Affordable Housing Market

- National Association of Home Builders

City of Bettendorf recently received . . .

SMART 21 Award

- Intelligent Community Forum



ACCRA COST OF LIVING INDEX

U.S. Average = 100	Composite	Grocery	Housing	Utilities	Transp.	Health Care	Misc. Goods
New York, NY	214.7	164.5	403.3	151.9	122.8	129.1	136.6
Philadelphia, PA	124.0	125.7	145.8	116.1	104.2	112.5	115.1
Chicago, IL	110.1	108.3	126.4	107.8	112.5	102.9	98.6
Denver, CO	103.7	105.1	110.9	95.7	98.9	108.5	100.5
Peoria, IL	98.8	102.3	89.0	104.1	104.7	100.2	101.9
Dubuque, IA	96.9	97.4	91.7	111.9	93.2	93.2	98.0
Kansas City, MO	96.3	95.7	87.3	104.4	99.3	99.8	100.0
Ames, IA	96.2	91.5	89.2	115.1	97.1	96.6	97.8
Rockford, IL	95.0	94.0	78.6	97.2	109.2	102.8	103.0
Indianapolis, IN	94.5	92.5	98.2	95.5	98.2	91.5	91.4
QUAD CITIES	93.9	94.2	85.3	94.2	105.6	91.4	97.6

Source: ACCRA Survey, Second Quarter 2007

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, and individual agencies. Compiled by 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

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

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

Fiber Optic Providers: AT&T, Central Scott, Frontier, and Qwest

Compiled by Quad City Development Group.

MEDIAN SALES PRICE (Existing Single-Family Homes)

City/State	Median Sales Price
San Francisco, CA	\$748,100
New York, NY	\$521,400
Chicago, IL	\$267,300
Minneapolis, MN	\$222,500
Des Moines, IA	\$144,500
St. Louis, MO	\$134,400
Cedar Rapids, IA	\$129,300
QUAD CITIES	\$107,100

Source: National Association of REALTORS, 1st Quarter, 2007

COMMERCIAL SERVICES

Type	Facilities	Assets
Banks	37	\$2,045,505,423,000*
Savings and Loans	8	\$752,294,000*
Credit Unions	22	\$1,392,305,723**
Total, All Assets		\$2,047,650,022,723

Sources: Federal Deposit Insurance Corporation (FDIC) and National Credit Union Administration (NCUA), March 31, 2007

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

** Includes only those credit unions reporting to NCUA.

SELECTED MAJOR EMPLOYERS

Rock Island Arsenal	6,680
Deere & Company	6,300
Genesis Health System	4,900
Trinity Regional Health System	2,900
Tyson Fresh Meats	2,400
ALCOA	2,250
Kraft Foods North America	1,650
MidAmerican Energy Company	1,230
Isle of Capri Casino	1,050
APAC Customer Services	900
Exelon Energy	700
UnitedHealthcare	675
Sears Manufacturing	600
United Parcel Service	590
Export Packaging	580
Von Maur	560
Great Dane Trailers	550
PFG - Thoms Proestler Co.	490
KONE	450
Lee Enterprises News/Publishing	450

Compiled by Quad City Development Group.

EMPLOYMENT BY INDUSTRY †

Total Available Labor Force	336,373	
Total Available for New Employment	125,125	
	Employed	%
Manufacturing	39,502	15.7
Wholesale & Retail Trade	34,722	13.8
Health Care and Social Services	34,722	13.8
Education	31,702	12.6
Professional Services	22,393	8.9
Finance, Insurance & Real Estate	17,109	6.8
Public Administration & Government	16,606	6.6
Construction	14,342	5.7
Transportation, Communication & Utilities	12,580	5.0
Agriculture	8,806	3.5
Personal Services	7,297	2.9
Entertainment & Recreation	5,535	2.2
Active Military Duty	5,284	2.1

Source: Iowa Workforce Development, June 2007

† 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.

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	15.40	12%
Class A (Primary)	12.00	17.00	14.50	15%
Class B (Secondary)	6.00	10.00	8.00	20%
Suburban Office				
New Construction (AAA)	14.00	18.50	16.25	10%
Class A Prime	13.50	18.50	16.00	12%
Class B (Secondary)	10.00	12.00	11.00	15%
Industrial Space				
Bulk Warehouse	1.50	6.00	3.75	20%
Manufacturing	1.50	4.50	3.00	20%
High Tech./R&D	6.00	10.00	8.00	N/A
Retail Space				
Downtown	8.00	12.00	10.00	10%
Neighborhood Service Centers	12.00	25.00	18.50	7%
Community Power Centers	4.00	6.00	5.00	15%
Regional malls	20.00	26.00	23.00	10%

Construction Cost - \$/Sq.Ft.

Industrial/Warehouse 25.15 86.10 55.65 N/A

Development Land - \$/Acre

	Low	High
In Office Park	261,360	435,006
In Industrial Park	43,460	108,900
Office/Industrial - Non-park	43,560	87,920
Retail/Commercial Land	392,040	653,400

Source: Ruhl & Ruhl Commercial Co., 2007

EDUCATION

Type	Number	Enrollment
Elementary	90	29,461
Intermediate/Middle	25	11,733
High School	23	18,963
Private & Parochial Schools	28	5,263
Trade & Technical	7	948
Community College*	2	19,608
Four Year College	1	2,450
University	3	5,880
Q.C. Graduate Center	1	5,000
Palmer College of Chiropractic	1	1,502

High School Graduation Rate: 90.0% †
 Student to Certified Staff Ratio: 15.6 to 1 †
 Average Expenditure per Student: \$7,750.38 †
 Average ACT Score: 21.0 ** †

Kaplan University is the third largest post-secondary school in Iowa.

* Full and Part-time Students

** The ACT is required in Illinois districts, while in the Iowa districts it is optional.

† Figure represents a combined average of each School District's average or rate.

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	160
Zoos	2
Golf Courses	
Deere Run - TPC Course	1
Public	22
Private	9
Swimming Pools	
Public	12
Private	12
YMCA/YWCA	9
Health Clubs	31
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.

Compiled by Bi-State Regional Commission.

SPORTS

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

Compiled by 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 • Davenport River Center • Family Museum • Figge Art Museum • I-MAX Theatre • iWireless Civic Center (12,000 seats) • John Deere World Headquarters/Pavilion/Collectors Center • Quad City Symphony	

Compiled by Bi-State Regional Commission and Quad City Development Group.

LODGING

	Facilities	Rooms
Henry County	10	301
Mercer County	3	34
Rock Island County	30	2,010
Scott County	47	3,822
Total	90	6,167

Sources: 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: Internet Listings, Quad Cities Convention and Visitors Bureau

MEDICAL CARE

Hospitals	9
Number of Beds	1,371
MD's & DO's	691
Dentists	211
Doctors of Chiropractic (DC)	315

The Quad Cities is in close proximity (50 mi.) to the University of Iowa Medical Center, a comprehensive academic medical center that has been ranked as one of "America's Best Hospitals" by U.S. News & World Report magazine for 17 years in a row.

Sources: American Dental Association; Quad City Medical Society; Individual institutions and directories. Compiled by Bi-State Regional Commission.

RELIGIOUS & CIVIC ORGANIZATIONS

Protestant	312	Catholic	43
Jewish	2	Other Faiths	17
Young Professionals Organizations	4		

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

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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