



Property Highlights

- Turnkey property currently operating as a car wash
- Located on highly traveled Locust Street with 21,300 VPD
- Price includes value of land and building
- Car wash has 4 hand wash bays, 2 automatic wash bays, and vacuums



Investment Opportunity

1324 E. Locust St., Davenport, IA

Details

Parcel	C0057-02A
Building Size	3,606 SF
Lot Size	0.6 Acres
Taxes	\$4,682 (2024)
Zoning	C-2

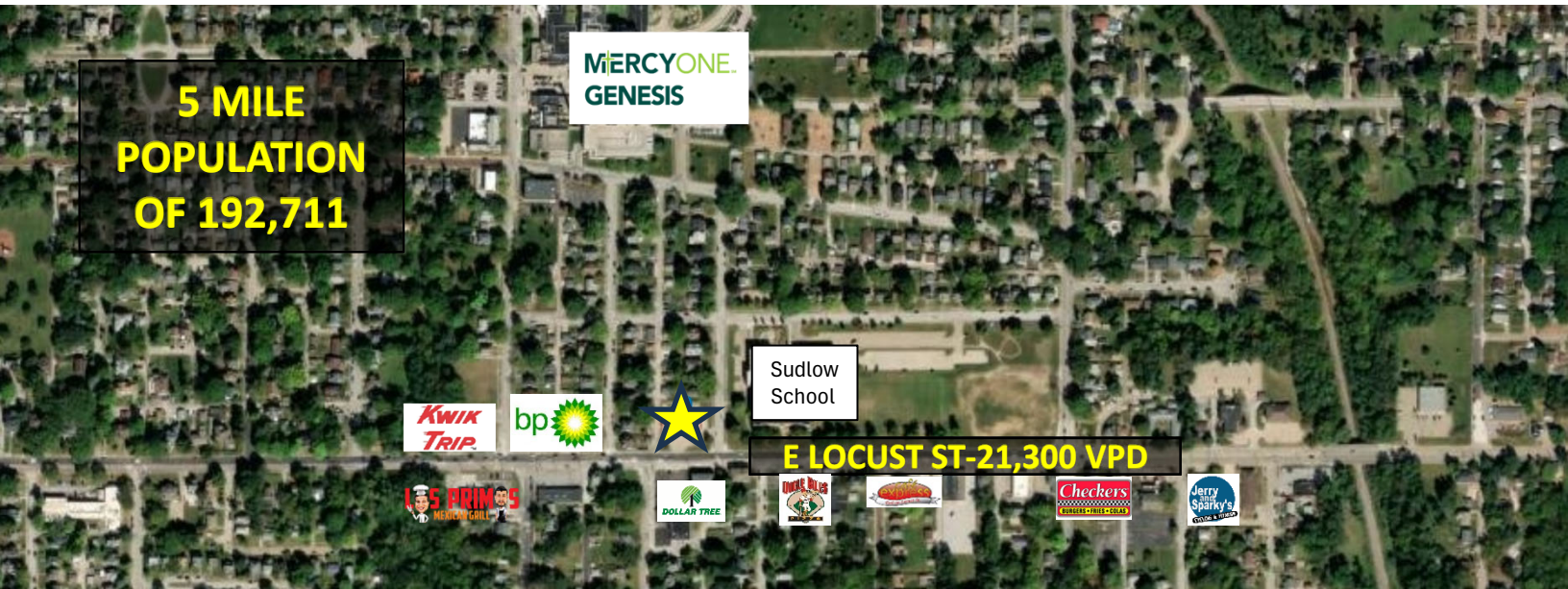
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**5 MILE
POPULATION
OF 192,711**

MERCYONE
GENESIS

Sudlow
School

E LOCUST ST-21,300 VPD

BUSINESS



7,111

Total Businesses



112,358

Total Employees

EMPLOYMENT

57.7%

White Collar

24.6%

Blue Collar

17.6%

Services



Unemployment
Rate

INCOME



\$69,127

Median Household
Income



\$38,362

Per Capita Income



\$159,426

Median Net Worth

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.3%)

The smallest group: \$15,000 - \$24,999 (6.4%)

Indicator ▲	Value	Diff		
<\$15,000	10.0%	+2.8%		
\$15,000 - \$24,999	6.4%	+1.4%		
\$25,000 - \$34,999	7.9%	+0.7%		
\$35,000 - \$49,999	11.9%	+1.5%		
\$50,000 - \$74,999	17.3%	+0.7%		
\$75,000 - \$99,999	14.4%	-0.3%		
\$100,000 - \$149,999	16.7%	-1.7%		
\$150,000 - \$199,999	8.8%	-2.9%		
\$200,000+	6.5%	-2.3%		

Bars show deviation from

5-mile radius



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