Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Property Highlights

- 10,208 SF of Vacant Land, Situated in the Hilltop Campus Village
- Off Highly Traveled Harrison Street with 12,500 VPD
- Across from St. Ambrose University (Over 3,000 Students)
- Situated in a Densely Populated Area of Davenport
- Level Site, Ready for Development
- Close Proximity To Aldi, Walgreens, Village Inn, Kwik Shop and More
- Class “C” Commercial
- Parcel #: G0006-52

Development Lot

1720 N. Harrison Street,
Davenport, IA

FOR SALE	$95,000
LOT SIZE	0.23 ACRES

Details

Parcel	G0006-52
Lot Size in Sq. Ft.	10,208 SF
Taxes	$916.00 (2024)
Zoning	C-1
Price per SF	$4.35

5111 Utica Ridge Road | Davenport, Iowa 52807 563-355-4000 ruhlcommercial.com Ruhl Commercial Company

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For Sale

0.23 Acres

Development Lots



Tapestry Profile

1720 Harrison St, Davenport, Iowa, 52803 2 | Ring of 5 miles

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76,054
Households

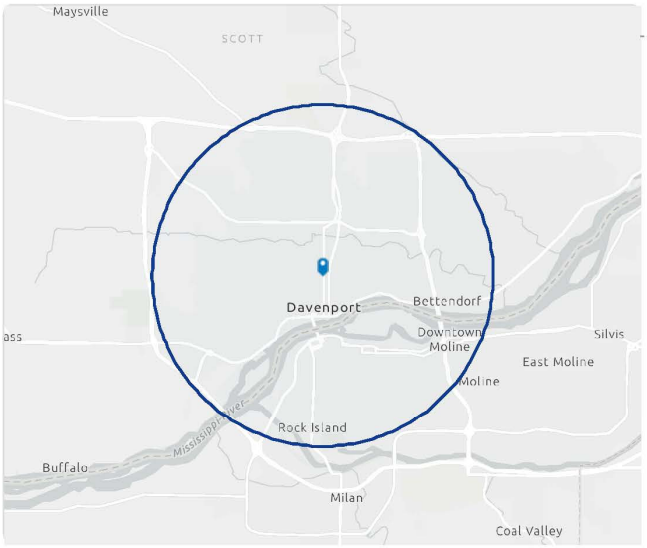
39.0
Median Age

26,594
2026 Pop Age 25+: High School Diploma

$178.7K
Median Home Value

2.6
Home Value to Income Ratio

Median home value divided by median household income



KEY FACTS

177,309
Population

39.0
Median Age

2.3
Average Household Size

$67,999
Median Household Income

BUSINESS

105,780
2026 Total Employees (NAICS)

6,695
2026 Total Businesses (NAICS)

Tapestry

Top 5 segments by household count

K2 Middle Ground >	16.8K | **22.1%**
E3 Hometown Charm >	12.3K | **16.1%**
K3 Loyal Locals >	7,081 | **9.3%**
K4 Classic Comfort >	5,442 | **7.2%**
K7 Room to Roam >	4,823 | **6.3%**
Other	29.6K | **38.9%**

Middle Ground accounts for 22.1% of households in the area which is **19.8% higher** than the U.S.

View comparison table



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