Ruhl Commercial Company
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Property Highlights

- Two lots ready for development located on Rockingham Road
- Approximately 17,250 SF / 0.39 Acres
- Great visibility on highly traveled Rockingham Road, and easy access to US-61
- Area is a strong mix of retail and neighborhood rooftops
- Lots zoned C-2
- Parcel Numbers J0043-02 and J0043-03

Development Lots

2620-2626 Rockingham Road, Davenport, IA

FOR SALE	$75,000
LOT SIZE	0.39 ACRES

Details

Parcels	J0043-02 & J0043-03
Taxes	$818.00 (2024)
Zoning	C-2
Price per SF	$4.35

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

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS,OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. BROKERS ARE LICENSED IN ILLINOIS AND IOWA. UPDATED: 8/01/22

NAI Ruhl Commercial Company
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS

For Sale
0.39 Acres
Development Lots

Key Facts

2620 Rockingham Rd, Davenport, Iowa, 52802
Ring of 5 miles

KEY FACTS

125,829
Population

38.6
Median Age

2.2
Average Household Size

$62,908
Median Household Income

EDUCATION

8.2%
No High School Diploma

31.1%
High School Graduate

32.9%
Some College/ Associate's Degree

27.7%
Bachelor's/Grad/ Prof Degree

BUSINESS

4,251
Total Businesses

66,611
Total Employees

EMPLOYMENT

53.5%
White Collar

27.2%
Blue Collar

19.3%
Services

4.4%
Unemployment Rate

INCOME

$62,908
Median Household Income

$34,112
Per Capita Income

$125,780
Median Net Worth

2025 Households by income (Esri)

The largest group: $50,000 - $74,999 (18.5%)

The smallest group: $200,000+ (4.3%)

Indicator	Value	Diff
<$15,000	11.6%	+4.4%
$15,000 - $24,999	7.1%	+2.1%
$25,000 - $34,999	8.3%	+1.1%
$35,000 - $49,999	12.9%	+2.5%
$50,000 - $74,999	18.5%	+1.9%
$75,000 - $99,999	14.9%	+0.2%
$100,000 - $149,999	15.5%	-2.9%
$150,000 - $199,999	6.9%	-4.8%
$200,000+	4.3%	-4.5%

Bars show deviation from Scott County

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri



SHAWN LANGAN
Vice President/Director
o: 563-823-5113
c: 563-343-6597
e: slangan@ruhlcommercial.com



PETE HADJIS
Sales Manager/Vice President
o: 563-355-4000
c: 319-640-0527
e: phadjis@ruhlcommercial.com



CARRIE LAMB
Commercial Sales Associate
o: 563-823-5133
c: 815-716-0264
e: clamb@ruhlcommercial.com