



Property Highlights

- Approx. 1,872 SF professional office suite available for lease in the well-known Plaza 53 Strip Center along Davenport’s busy E 53rd Street retail corridor
- Efficient office layout with reception area, four private offices, large conference room, storage room & private restroom. Suitable for professional office, service, medical, or specialty users
- Strong visibility along E 53rd Street with approximately 29,000 vehicles per day
- Large electronic monument signage providing excellent exposure to passing traffic
- Ample front-door parking for customers and employees.
- Located in Davenport’s primary retail corridor surrounded by major national and regional retailers including Costco, Chick-fil-A, Portillo’s, Dunkin’, and Raising Cane’s
- Capri College located nearby with approximately 300 students contributing additional daily traffic to the area

Professional Office Suite

2660 E. 53rd St., #2, Davenport, IA

FOR LEASE	\$12.00_{PSF NNN}
SUITE SIZE	1,872 SF

Details

Operating Exp.	\$5.00 PSF
Total Estimated Occupancy Cost	\$17.00 PSF
Approx. All-in Monthly Rent	\$2,652/month
Zoning	C-2
Year Built	1997
Parking	Ample



Property Highlights

- Dense residential and retail trade area with 131,313 people within a 5-mile radius
- Convenient access to I-74 providing strong connectivity throughout Quad Cities market
- Well-positioned opportunity for businesses seeking visibility within a high-traffic retail corridor surrounded by strong commercial activity



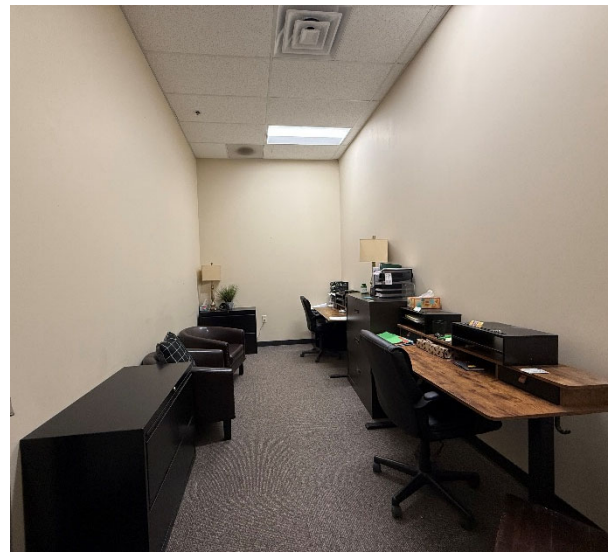
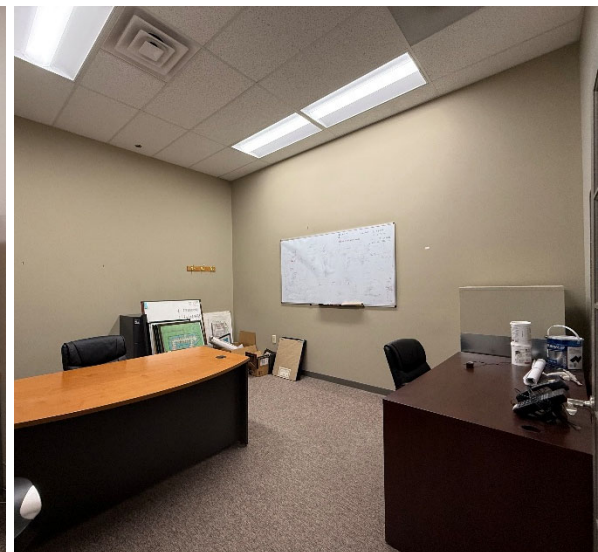
SHAWN LANGAN
Vice President/Director
o: 563-823-5113
c: 563-343-6597
e: slangan@ruhlcommercial.com



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



CARRIE LAMB
Commercial Sales Associate
o: 563-355-4000
c: 815-716-0264
e: clamb@ruhlcommercial.com



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