



Property Highlights

- ±12,463 SF commercial building available for sale or lease, offering flexible layout suitable for retail, showroom service, or light industrial users
- High-visibility West Locust Street location with strong daily traffic counts and excellent access to major Davenport corridors
- Combination of retail/showroom space with warehouse components, including dock-high loading for efficient operations
- Ample on-site parking and rear service access, ideal for users both customer and logistics functionality
- Zoned for wide range of commercial uses providing adaptability for owner-users or investors well-located, functional building in a proven commercial corridor

Commercial Building

2826 W. Locust St., Davenport, IA

Type	Size	Price
Sale	±12,463 SF (full building)	\$650,000.00
Lease	±12,463 SF (full building)	\$7.50 PSF NNN

Details

Lease Operating Expenses	\$6.94 PSF
Parcel	02114A02A
Lot Size	±0.27 Acres
Zoning	C-2
Year Built	1985
Taxes	\$17,944.00



Details	1 Mile	3 Miles	5 Miles
Population	10,801	64,727	124,329
Households	4,685	27,234	52,682
Avg. Household Income	\$85,603	\$85,138	\$88,706
Median Household Income	\$73,178	\$70,858	\$70,230



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