NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Flexible Space in Davenport's Premier E. 53rd Street/I-74 Commercial Corridor

Property Highlights

- High-visibility 2,870 SF retail/office endcap opportunity along Davenport's premier E. 53rd/I-74 commercial corridor
- Prominent location at the signalized E. 53rd Street & Elmore Circle intersection with approx. 30,900 vehicles per day
- Exceptional exposure with front building, side-wall and monument signage opportunities
- Flexible layout ideal for retail, professional office, showroom, medical, wellness, service & other uses
- Existing upscale buildout features an open showroom/reception area, three private offices, conference room and two restrooms
- Landlord flexibility to modify the existing space or consider vanilla-shell delivery based on tenant needs and lease terms
- Excellent customer and employee accessibility with abundant parking in both the front and rear of the center
- Strong 5-mile trade area with 128,108 residents, 54,162 households and median household income of $78,064
- Exceptional daytime population of 146,709 within five miles provides a strong customer and employment base

Premier Retail/ Office Endcap

2830 E. 53rd Street, Davenport, IA

FOR LEASE	$21.75 PSF NNN
SUITE SIZE	2,870 SF

Details

Operating Expenses	$7.75 PSF (2026)
Zoning	C-3
Lot Size	1.24 Acres
Year Built	1996
Parking	Ample, Front & Rear
Signage	Front, Side-wall & Monument

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

For Lease

2,870 SF

Premier Retail/Office Endcap

Property Highlights

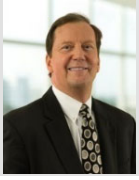
- Currently improved with retail showroom, three private offices, conference room, work area and two restrooms. Space can be remodeled to accommodate tenant requirements.
- Surrounded by major retail traffic generators including Costco, Target, Walmart and Best Buy, with convenient access to I-74
- Strong neighboring tenant mix including U.S. Army Career Center, Computer Evolution, Johnson Fitness & Wellness and uBreakiFix
- Attractive architectural features, extensive glass, high ceilings and upgraded lighting provide a professional, modern environment



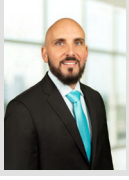




For more information, please contact:



CHARLIE ARMSTRONG, SIOR
Vice President/Director
c: 563-529-6600
e: carmstrong@ruhlcommercial.com



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

NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Lease

2,870 SF

Premier Retail/Office Endcap







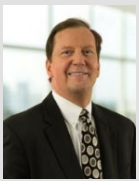








For more information, please contact:



CHARLIE ARMSTRONG, SIOR
Vice President/Director
c: 563-529-6600
e: carmstrong@ruhlcommercial.com



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

NAI Ruhl Commercial Company
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Lease

2,870 SF

Premier Retail/Office Endcap

Infographic: Key Facts (Ring: 5 mile radius)

KEY FACTS

128,108
Population

38.9 Median Age

2.31
Average Household Size

54,162
Total Households

EDUCATION

3.78%	15.88%	17.98%	23.35%
No High School Diploma	High School Graduate	Some College	Bachelor's/ Grad

BUSINESS

5,612
Total Businesses

93,908
Total Employees

EMPLOYMENT

11,446
Retail Trade Employees

5,738
Finance/Ins/Real Estate Emp

8,341
Manufacturing Employees

8,038
Eating & Drinking Employees

3.8% Unemployment Rate

INCOME

$78,064
Median Household Income

$45,463
Per Capita Income

$253,572
Median Net Worth

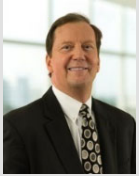
Households by Income

The largest group : $50,000 - $74,999 (16.06%)
The smallest group : < $15,000 (6.02%)

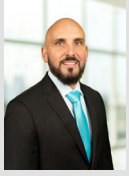
Indicator	Value(%)
< $15,000	6.02
$15,000 - $24,999	6.29
$25,000 - $34,999	7.17
$35,000 - $49,999	12.46
$50,000 - $74,999	16.06
$75,000 - $99,999	12.82
$100,000 - $149,999	15.66
$150,000 - $199,999	12.5
$200,000+	11.03

TheAnalyst PRO Copyright © 2026 TheAnalyst PRO by CRE Tech, Inc. https://TheAnalystPRO.com
This infographic contains data provided by Esri.

For more information, please contact:



CHARLIE ARMSTRONG, SIOR
Vice President/Director
c: 563-529-6600
e: carmstrong@ruhlcommercial.com



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

For Lease

2,870 SF

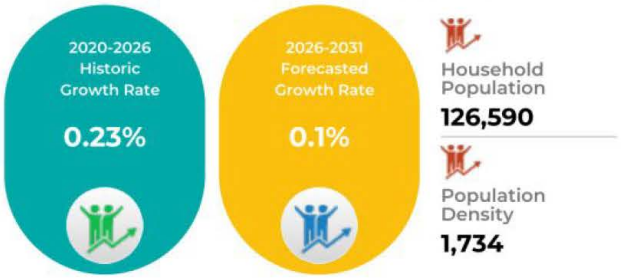
Premier Retail/Office Endcap

Infographic: Population Trends (Ring: 5 mile radius)

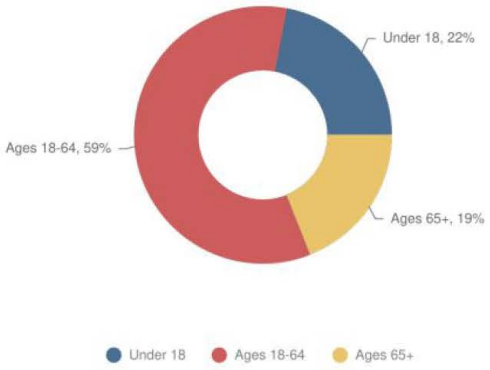
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

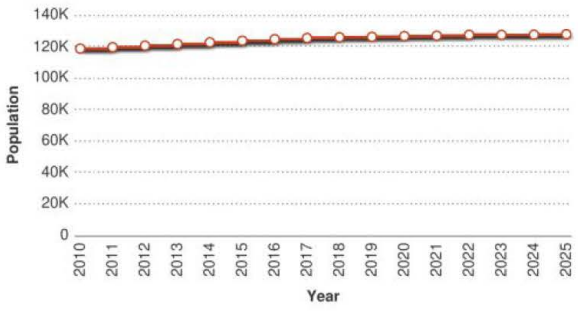
128,108 Population	54,162 Households	38.9 Median Age
2.31 Avg Size Household	$78,064 Median Household Income	$257,262 Median Home Value
82 Wealth Index	107 Housing Affordability	53.3 Diversity Index

HISTORICAL & FORECAST POPULATION



POPULATION BY AGE





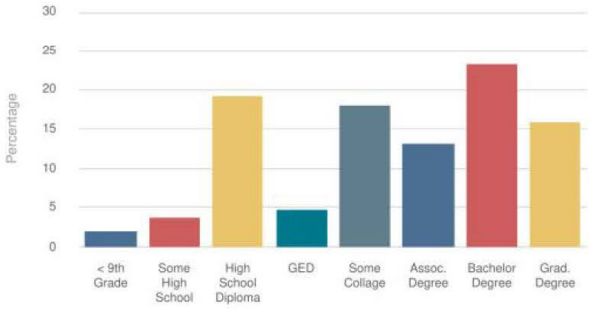
DAYTIME POPULATION

146,709 2026 Total Daytime Population	61,747 2026 Daytime Pop: Residents
84,962 2026 Daytime Pop: Workers	1,964 2026 Daytime Pop Density

POPULATION BY GENERATION

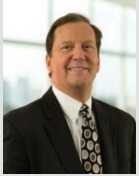
4.04% Greatest Gen: Born 1945/Earlier	18.2% Baby Boomer: Born 1946 to 1964	18.29% Generation X: Born 1965 to 1980
23.78% Millennial: Born 1981 to 1998	23.96% Generation Z: Born 1999 to 2016	11.72% Alpha: Born 2017 to Present

POPULATION BY EDUCATION

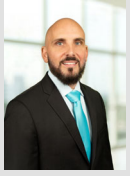


TheAnalyst PRO Copyright © 2026 TheAnalyst PRO by CRE Tech, Inc. https://TheAnalystPRO.com
This infographic contains data provided by Esri.

For more information, please contact:



CHARLIE ARMSTRONG, SIOR
Vice President/Director
c: 563-529-6600
e: carmstrong@ruhlcommercial.com



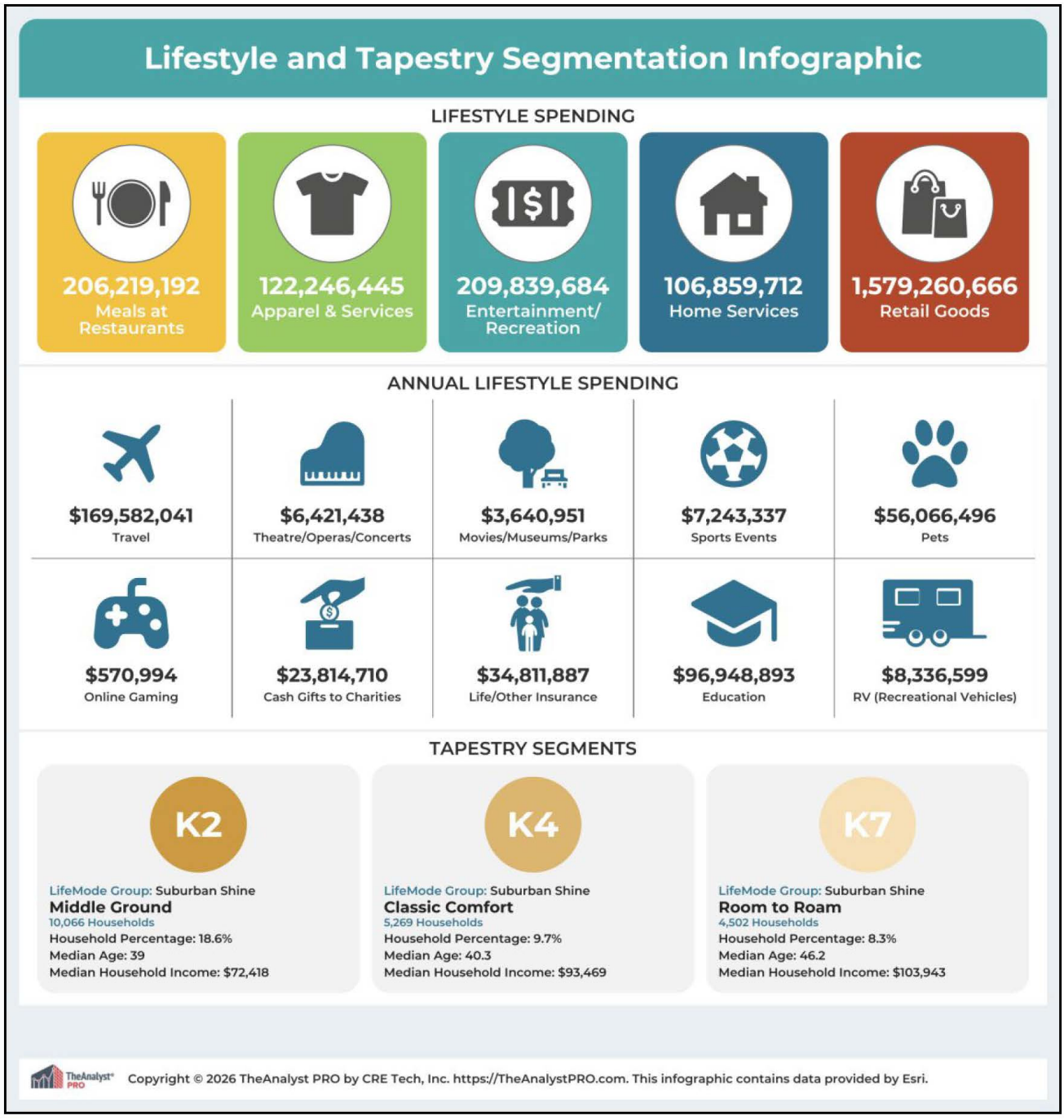
PETE HADJIS
Sales Manager/Vice President
o: 563-355-4000
c: 319-640-0527
e: phadjis@ruhlcommercial.com

For Lease

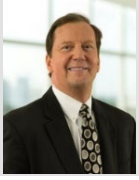
2,870 SF

Premier Retail/Office Endcap

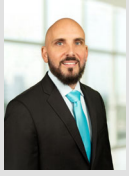
Infographic: Lifestyle / Tapestry (Ring: 5 mile radius)



For more information, please contact:



CHARLIE ARMSTRONG, SIOR
Vice President/Director
c: 563-529-6600
e: carmstrong@ruhlcommercial.com



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