



**321 W. LOCUST ST., DAVENPORT, IA 52803**

**Sale: \$550,000 OR \$26.00-35.00/SF NNN**

**PROPERTY FEATURES**

- 31,958 SF of Vacant Land
- On Highly Traveled West Locust Street With 17,700 VPD
- Across From St. Ambrose University (Over 3,000 Students)
- Situated in Densely Populated Area of Davenport
- Level Site, Utilities In Place
- Close Proximity To Aldi, Walgreens, Village Inn, Kwik Shop and More
- Proposed Build to Suit Strip Center or Mixed Use Building between 4,250-8,600 SF
- Rental Rates Between \$26-\$35 PSF, Vanilla Shell
- Class "C" Commercial
- Parcel: G0006-51

CALL OR TEXT: 563.484.4151  
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**DETAILS**

LOT SF:	31,958 SF
ACRES:	0.73
PARCEL #:	G0006-51
ZONING:	C-1
TAXES:	\$74.00



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