NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Property Highlights

- 31,958 SF of Vacant Land
- On Highly Traveled West Locust Street With 22,900 VPD
- Across from St. Ambrose University (Over 2,500 Students)
- Situated in Densely Populated Area of Davenport
- Level Site, Utilities In Place
- Close Proximity To Aldi, Dollar Tree, Village Inn, Shell, 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

Land/Build to Suit

321 W. Locust St., Davenport, IA

FOR SALE	$550,000
FOR LEASE	$26-35 PSF NNN

Details

Parcel	G0006-51
Lot Size	0.73 Acres / 31,958 SF
Taxes	$8,052 (2023)
Zoning	C-1

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For Sale or Lease

0.73 Acres

Land/Built to Suit



Tapestry Profile

321 W Locust St, Davenport, Iowa, 52803 | Ring of 5 miles

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75,724
Households

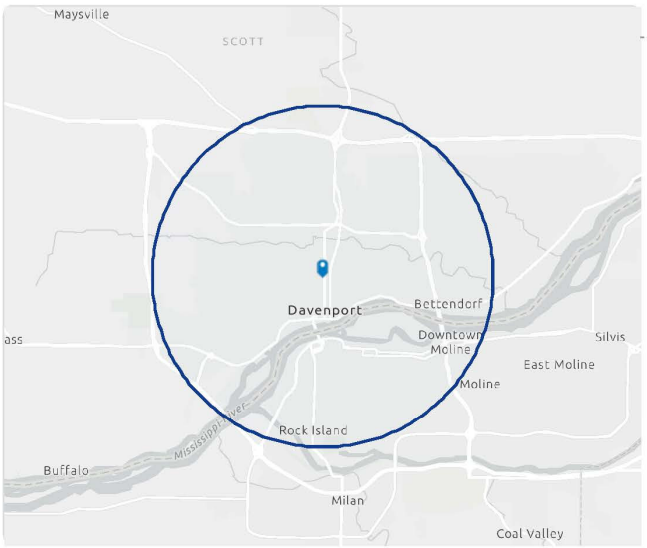
38.9
Median Age

26,529
2026 Pop Age 25+: High School Diploma

$178.2K
Median Home Value

2.6
Home Value to Income Ratio

Median home value divided by median household income



KEY FACTS

176,571
Population

38.9
Median Age

2.3
Average Household Size

$67,881
Median Household Income

BUSINESS

105,183
2026 Total Employees (NAICS)

6,634
2026 Total Businesses (NAICS)

Tapestry

Top 5 segments by household count

K2 Middle Ground >	16.8K | **22.2%**
E3 Hometown Charm >	12.2K | **16.2%**
K3 Loyal Locals >	7,026 | **9.3%**
K4 Classic Comfort >	5,382 | **7.1%**
K7 Room to Roam >	4,716 | **6.2%**
Other	29.6K | **39.1%**

Middle Ground accounts for 22.2% of households in the area which is **19.9% higher** than the U.S.

View comparison table



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