



**3811 Harrison Street**  
Davenport, IA 52806

**Property Features:**

- Great investment, owner-occupied, or re-development opportunity
- Strategically located in central Davenport - Boasting four distinct suites, this property offers endless possibilities for businesses seeking a prime location
- Exterior showcases newer roof and siding, ensuring both durability and aesthetic appeal. Large, attention-grabbing pylon sign further enhances visibility, while ample on-site parking caters to needs of both tenants and clientele
- Flexibility of combining Suites A&C and B&C opens up even more possibilities for businesses looking to customize their space to suit their unique requirements

- Situated in a highly accessible location, this prime building provides convenient access to Kimberly Road and Welcome Way. Adjacent to NorthPark Mall and in close proximity to automotive dealerships such as Smart Honda, Hyundai, Kia, and Kunes Nissan of Davenport, this property benefits from high visibility and a steady flow of potential customers

**DETAILS**

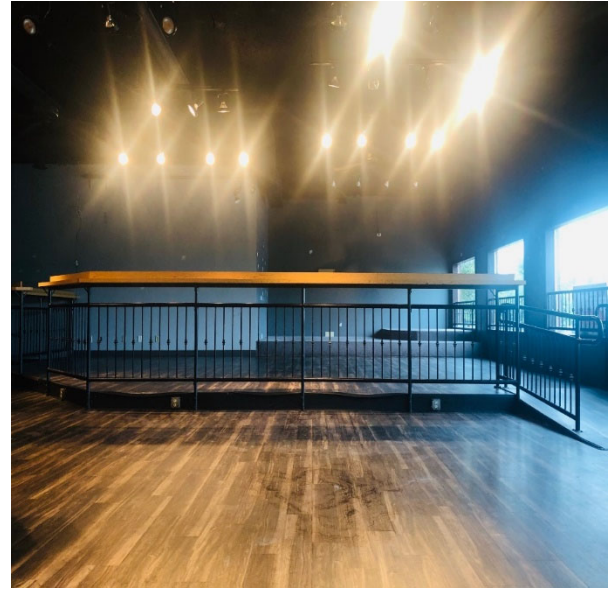
<b>PARCEL:</b>	P1411-06A, P1411-06A, P1411-07
<b>TOTAL SF:</b>	12,629 SF - 4 SUITES
<b>LOT SIZE:</b>	1.77 ACRES
<b>TAXES:</b>	\$24,036 (2022)
<b>YEAR BUILT:</b>	1970, ADDITIONS IN 1996
<b>ZONING:</b>	C-3
<b>PARKING:</b>	LARGE LOT
<b>LOCATION:</b>	CENTRAL DAVENPORT, ACROSS FROM NORTHPARK MALL & CAR DEALERSHIPS

Suite	Approx. SF	Usage
A	3,689 SF	Former Bar & Grill Restaurant Ideal for Restaurateur or Venue User
B	2,558 SF	Former Martial Arts Studio Ideal for dance studio, martial arts academy, gym, or physical fitness
C	2,461 SF	Former Physical Therapy Office (previously combined with Suite B)
D	3,921 SF	Current Behavioral Health Office (lease in place)

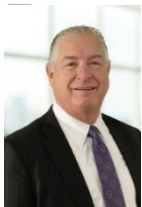
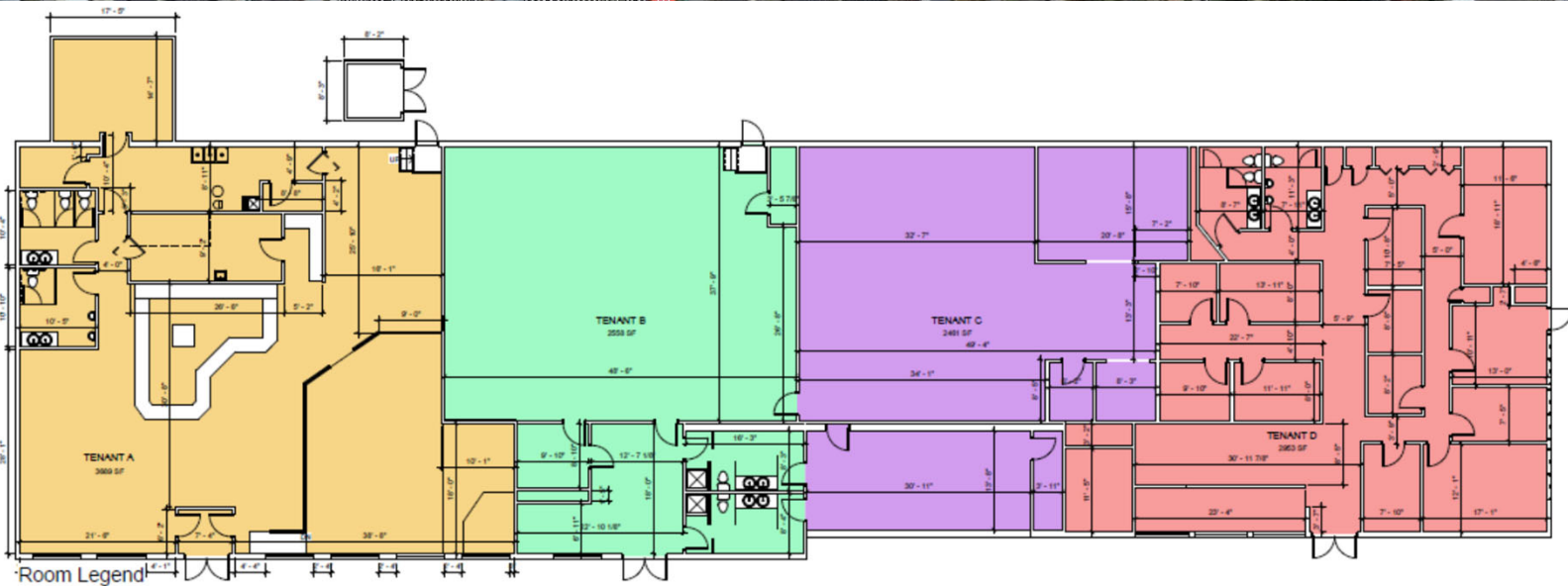
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