



Property Highlights

Exceptional Location & Visibility

- Positioned at the highly trafficked intersection of E. Kimberly Road (US 6) & Brady Street (US 61)
- 54,900 vehicles per day (35,400 VPD on E. Kimberly Rd. & 19,500 VPD on Brady St.)
- Premier retail corridor with strong consumer activity & seamless access to NorthPark Mall

Surrounded by Major National Retailers

- Von Maur, Dillard's, JCPenney – all in NorthPark Mall, Theisen's, Slumberland, and Batteries+ Bulbs
- Close proximity to restaurants, service businesses, and essential amenities

Strong Co-Tenant Mix & Nearby Services

- Stanton Optical adds to foot traffic & brand synergy
- Nearby essential services include Tires Plus, Firestone, and GreenState Credit Union

Ideal for a Variety of Businesses

- Perfect for retail, service, or specialty businesses looking to capitalize on a dynamic, high-traffic area
- Excellent signage opportunities and prime exposure in one of the Quad Cities' busiest retail corridors

High-Traffic Retail Space

3901 N. Brady St., Davenport, IA

FOR LEASE	\$14.50_{PSF NNN}
RETAIL SPACE	1,435 SF

Details

Operating Expenses	\$6.00 PSF
Zoning	C-2
Parking	Ample Lot
Signage	Building



Population Details	One Mile	Three Miles	Five Miles
Total Households	3,861	34,416	66,678
Total Population	8,155	80,463	157,726
Average Household Income	\$79,959	\$96,043	\$98,762
Median Household Income	\$71,244	\$75,621	\$76,246



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