NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Scan for a Video Property Tour!

Property Highlights

- Located on highly desirable 53rd Street corridor
- **Immediate access to I-74** and central Quad Cities connectivity
- Surrounded by national retailers, dining, hotels, and daily amenities
- Strong co-tenancy with established corporate, medical, and financial users
- **21,450 SF with flexible layout options**
- Modern office buildout with private offices, conference rooms, and open workspace
- Mezzanine level provides additional usable square footage
- High ceilings and abundant natural light throughout
- **Move-in ready condition** with quality finishes
- Ample on-site parking for employees and clients
- Easy access from E 53rd Street and Lakeview Parkway
- **Ideal for corporate office, headquarters, or professional services users**

Premier Class A Office

4600 E. 53rd St., Davenport, IA

FOR LEASE	$19.50 PSF NNN
SUITE SIZE	21,450 SF

Details

Operating Expenses	$9.49 PSF
Lot Size	3.03 Acres
Est. Total Monthly Rent+Op. Exp	$51,819.63
Zoning	C-OP
Year Built	2004
Parking	Ample on-site
Signage	Monument & Building

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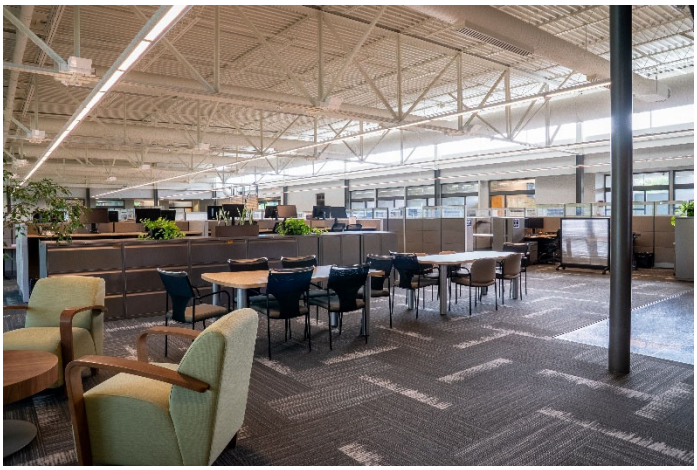
For Lease

21,450 SF

Premier Class A Office





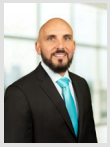








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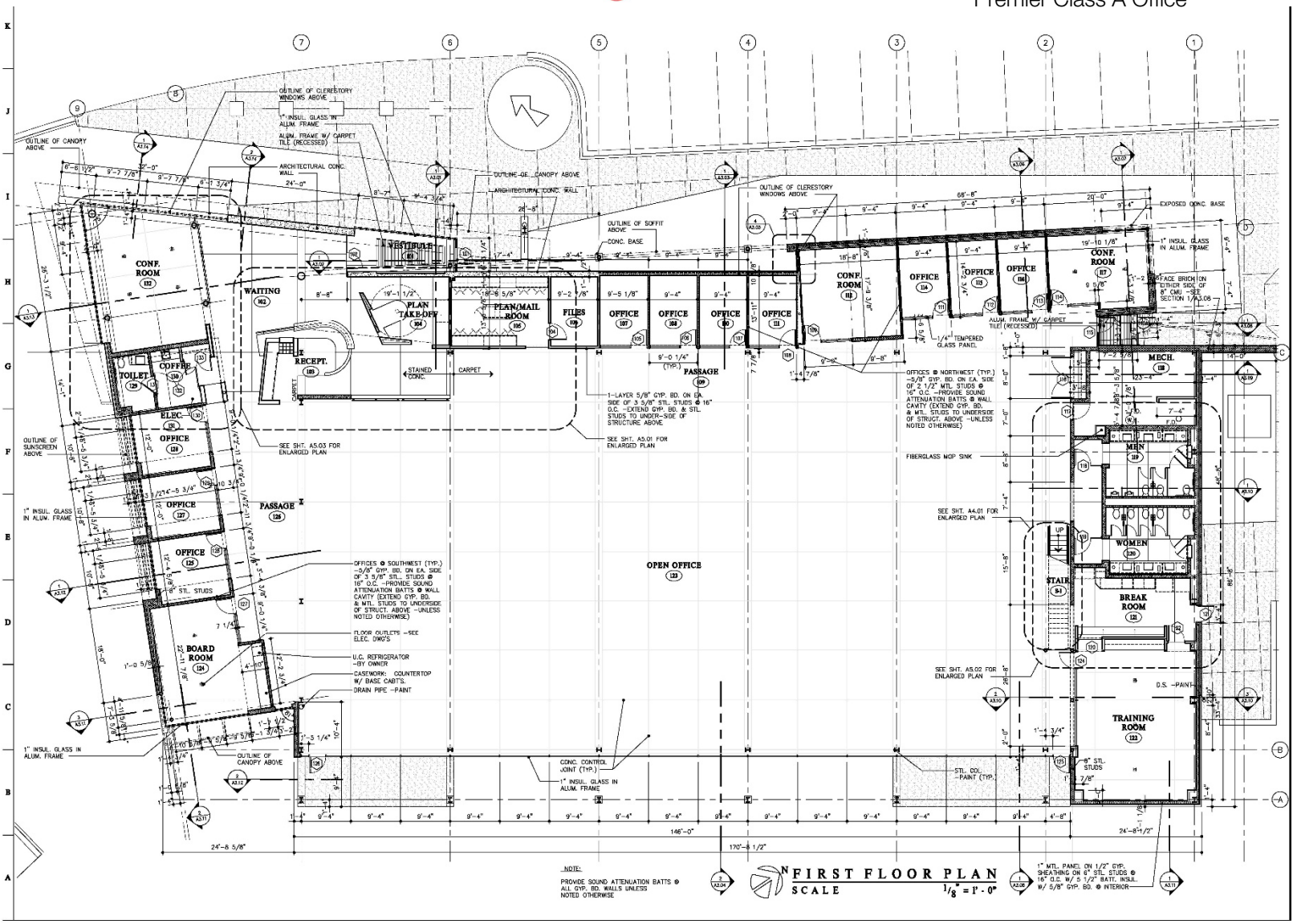
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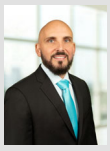








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For Lease

21,450 SF

Premier Class A Office

Demographic Analysis

Infographic: Key Facts (Ring: 5 mile radius)

KEY FACTS

100,412
Population

38.7 Median Age

2.35
Average Household Size

41,029
Total Households

EDUCATION

2.92%	17.93%	17.7%	27.39%
No High School Diploma	High School Graduate	Some College	Bachelor's/ Grad

BUSINESS

4,537
Total Businesses

76,763
Total Employees

EMPLOYMENT

16,628
Retail Trade Employees

5,079
Finance/Ins/Real Estate Emp

7,728
Manufacturing Employees

6,005
Eating & Drinking Employees

2.1% Unemployment Rate

INCOME

$71,960
Median Household Income

$42,799
Per Capita Income

$204,806
Median Net Worth

Households by Income

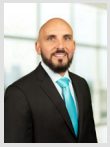
The largest group : $50,000 - $74,999 (18.42%)
The smallest group : $15,000 - $24,999 (5.95%)

Indicator	Value(%)
< $15,000	8.07
$15,000 - $24,999	5.95
$25,000 - $34,999	7.65
$35,000 - $49,999	11.52
$50,000 - $74,999	18.42
$75,000 - $99,999	11.25
$100,000 - $149,999	17.45
$150,000 - $199,999	10.19
$200,000+	9.49

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Demographic Analysis

Infographic: Population Trends (Ring: 5 mile radius)

POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

100,412 Population	41,723 Households	38.7 Median Age
2.35 Avg Size Household	$71,960 Median Household Income	$253,519 Median Home Value
90 Wealth Index	102 Housing Affordability	48.9 Diversity Index

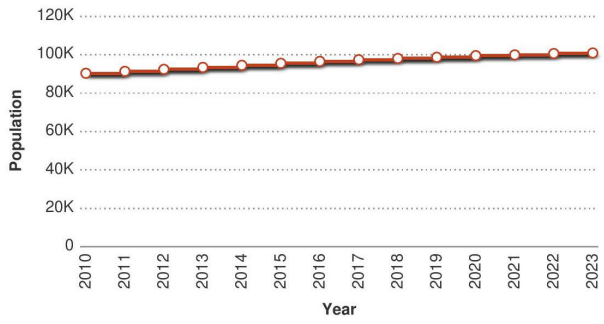
HISTORICAL & FORECAST POPULATION

2019-2024 Historic Growth Rate: **0.34%**

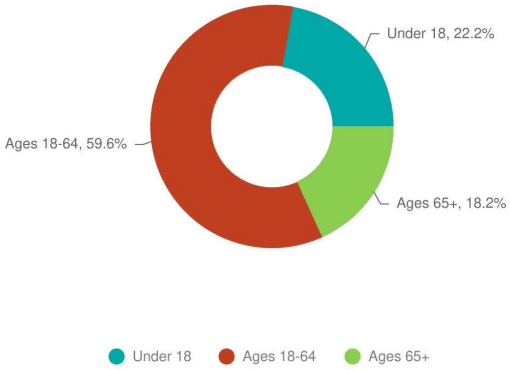
2024-2029 Forecasted Growth Rate: **0.03%**

Household Population: **98,466**

Population Density: **1,286**



POPULATION BY AGE



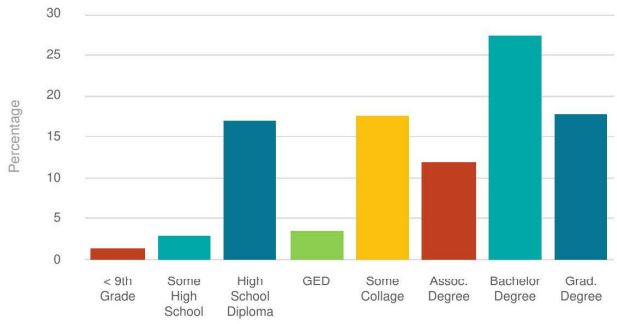
DAYTIME POPULATION

117,353 2024 Total Daytime Population	48,847 2024 Daytime Pop: Residents
68,506 2024 Daytime Pop: Workers	1,494 2024 Daytime Pop Density

POPULATION BY GENERATION

5.21% Greatest Gen: Born 1945/Earlier	18.91% Baby Boomer: Born 1946 to 1964	18.61% Generation X: Born 1965 to 1980
23.63% Millennial: Born 1981 to 1998	24.31% Generation Z: Born 1999 to 2016	9.33% Alpha: Born 2017 to Present

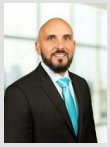
POPULATION BY EDUCATION



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Demographic Analysis

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

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING

142,419,209	91,820,522	156,165,706	83,236,641	1,235,897,915
Meals at Restaurants	Apparel & Services	Entertainment/ Recreation	Home Services	Retail Goods

ANNUAL LIFESTYLE SPENDING

$113,518,846	$2,861,343	$2,294,434	$4,768,449	$38,104,001
Travel	Theatre/Operas/Concerts	Movies/Museums/Parks	Sports Events	Pets
$367,418	**$25,131,987**	**$26,287,859**	**$67,277,874**	**$7,404,920**
Online Gaming	Cash Gifts to Charities	Life/Other Insurance	Education	RV (Recreational Vehicles)

TAPESTRY SEGMENTS



5D

LifeMode Group: GenXurban
Rustbelt Traditions
5,576 Households
Household Percentage: 13.36%
Average Household Size: 2.47
Median Age: 39
Median Household Income: $51,800



5B

LifeMode Group: GenXurban
In Style
3,654 Households
Household Percentage: 8.76%
Average Household Size: 2.35
Median Age: 42
Median Household Income: $73,000



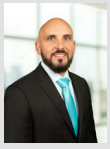
5E

LifeMode Group: GenXurban
Midlife Constants
3,492 Households
Household Percentage: 8.37%
Average Household Size: 2.31
Median Age: 47
Median Household Income: $53,200

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MARKET OVERVIEW

QUAD CITIES REGION



37 MILLION
people live within a day's drive of the Quad Cities

Located on the world-renowned Mississippi River, the Quad Cities is a vibrant, bi-state family of communities comprised of Moline/East Moline & Rock Island in Illinois; and Davenport & Bettendorf in Iowa as part of the regional destination. It is at the intersection of I-88, I-80, and I-74.

VISITOR SPENDING

Quad Cities has witnessed growth in the overall value of tourism, reaching $1.38 billion and supporting 9,220 jobs for Quad Citizens in 2024.

#1 MIDWEST CITY FOR MILLENNIALS

According to The Ascent. Livability.com also ranked us in the Top 100 Best Places to Live in the U.S.

#43 BEST PLACE TO LIVE

In the U.S. according to U.S. News & World Report. Also ranked as prettiest river towns in U.S. with great riverfronts.

MAJOR LOCAL EMPLOYERS

1. John Deere
2. Rock Island Arsenal
3. UnityPoint Health - Trinity
4. MercyOne Genesis
5. Hy-Vee
6. Walmart
7. HNI Corporation
8. Arconic
9. Amazon
10. Tyson Fresh Meats

#1 Minor League Sports Market in the Country by Sports Business Journal
6 Professional Sports Teams

HOME SWEET HOME

Median home cost = $162,700 well below the national average and a 16-minute commute on average

QC REGION
POPULATION
500,000