Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Property Highlights

- **Investment & Owner-User Opportunity** – Approximately 3,080 SF two-suite retail building offering existing rental income and the potential to occupy or lease the remaining space.
- **Newer Construction** – Built in 2022 with a modern exterior and prominent corner positioning at Utica Ridge Road and Commerce Boulevard.
- **Established Tenant with Long-Term Lease** – QC Fuel occupies approximately 1,652 SF under an NNN lease expiring May 31, 2030, with one additional five-year renewal option.
- **Value-Add Potential** – Approx. 1,428 SF of vacant shell space provides an opportunity for a customized interior buildout and additional rental income.
- **Established Drive-Thru Operation** – Existing drive-thru configuration serves the QC Fuel suite.

Modern Retail Investment

4650 Utica Ridge Rd., Davenport, IA

FOR SALE	$695,000
BUILDING SIZE	3,080 SF

Details

Price per Sq. Ft.	$225.65/SF
Parcel	N0853B02A
Lot Size	±0.44 Acres
Taxes	$17,134 (2025)
Zoning	C-2
Year Built	2022

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NAI Ruhl Commercial Company
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS

For Lease

3,080 SF

Medical/Office Suite



Property Highlights

- Existing Tenant Income + Lease-up Potential
- Approximately 3,080 SF Two-Tenant Retail Building | Drive-Thru
- **High-Visibility Retail Location** – Situated along the Utica Ridge Road commercial corridor with convenient access to I-74 and surrounding residential and commercial development.
- **Strong Surrounding Business Mix** – Nearby hotels, medical facilities, retail businesses, and residential neighborhoods support a variety of commercial uses.





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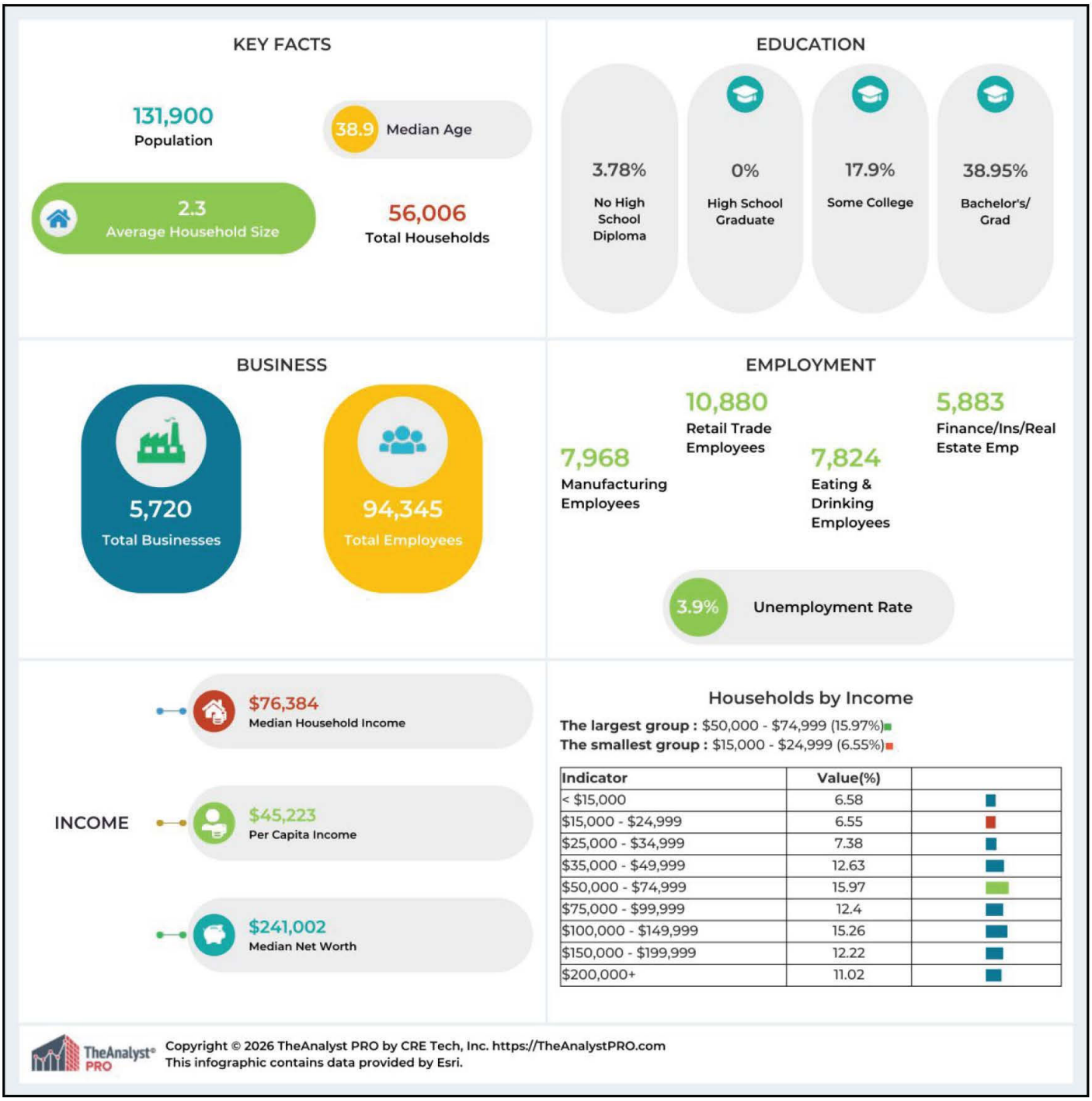
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Demographic Analysis

Infographic: Key Facts (Ring: 5 mile radius)





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Demographic Analysis

Infographic: Population Trends (Ring: 5 mile radius)

POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

131,900 Population	56,006 Households	38.9 Median Age
2.3 Avg Size Household	$76,384 Median Household Income	$253,806 Median Home Value
82 Wealth Index	105 Housing Affordability	55.6 Diversity Index

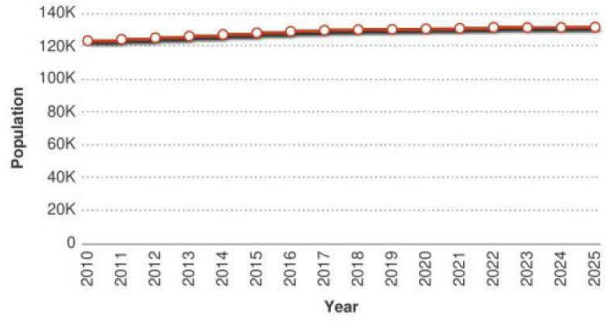
HISTORICAL & FORECAST POPULATION

2020-2026 Annual Growth Rate: 0.21%

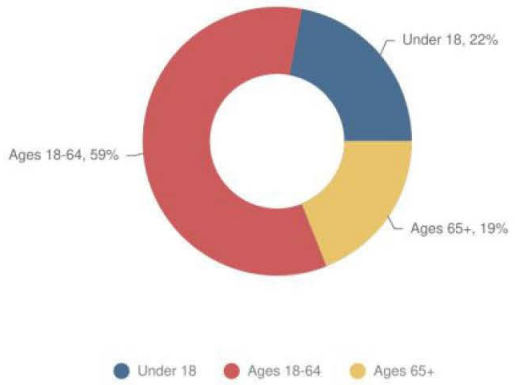
2026-2031 Annual Growth Rate (forecast): 0.19%

2031 Household Population (forecast): 129,841

Population Density: 1,820



POPULATION BY AGE



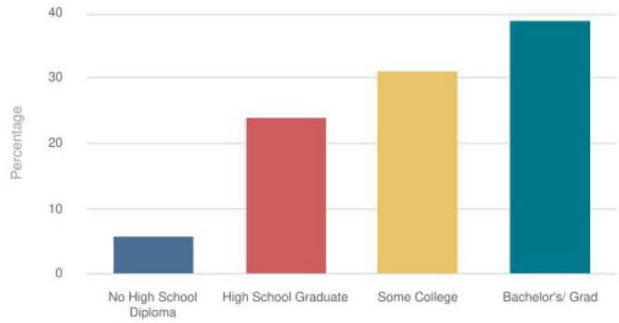
DAYTIME POPULATION

146,868 2026 Total Daytime Population	63,707 2026 Daytime Pop: Residents
83,161 2026 Daytime Pop: Workers	2,007 2026 Daytime Pop Density

POPULATION BY GENERATION

G 4.09% Greatest Gen: Born 1945/Earlier	B 18.2% Baby Boomer: Born 1946 to 1964	X 18.21% Generation X: Born 1965 to 1980
M 23.69% Millennial: Born 1981 to 1998	Z 24.3% Generation Z: Born 1999 to 2016	A 11.52% 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

- **$211M** Meals at Restaurants
- **$125.3M** Apparel & Services
- **$215.5M** Entertainment/ Recreation
- **$109.3M** Home Services
- **$1.6B** Retail Goods

ANNUAL LIFESTYLE SPENDING

$173,441,227 Travel	**$6,596,181** Theatre/Operas/Concerts	**$3,724,520** Movies/Museums/Parks	**$7,363,055** Sports Events	**$57,679,824** Pets
$589,994 Online Gaming	**$24,199,853** Cash Gifts to Charities	**$35,493,323** Life/Other Insurance	**$99,513,247** Education	**$8,538,961** RV (Recreational Vehicles)

TAPESTRY SEGMENTS

K2
LifeMode Group: Suburban Shine
Middle Ground
10,474 Households
Household Percentage: 18.7%
Median Age: 39
Median Household Income: $72,418

E3
LifeMode Group: Community Connections
Hometown Charm
5,401 Households
Household Percentage: 9.6%
Median Age: 35.9
Median Household Income: $53,246

C1
LifeMode Group: Metro Vibes
Single Thrifties
4,517 Households
Household Percentage: 8.1%
Median Age: 37.2
Median Household Income: $49,597

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