



4810 Elmore Avenue
Suite E-F Davenport, Iowa 52807

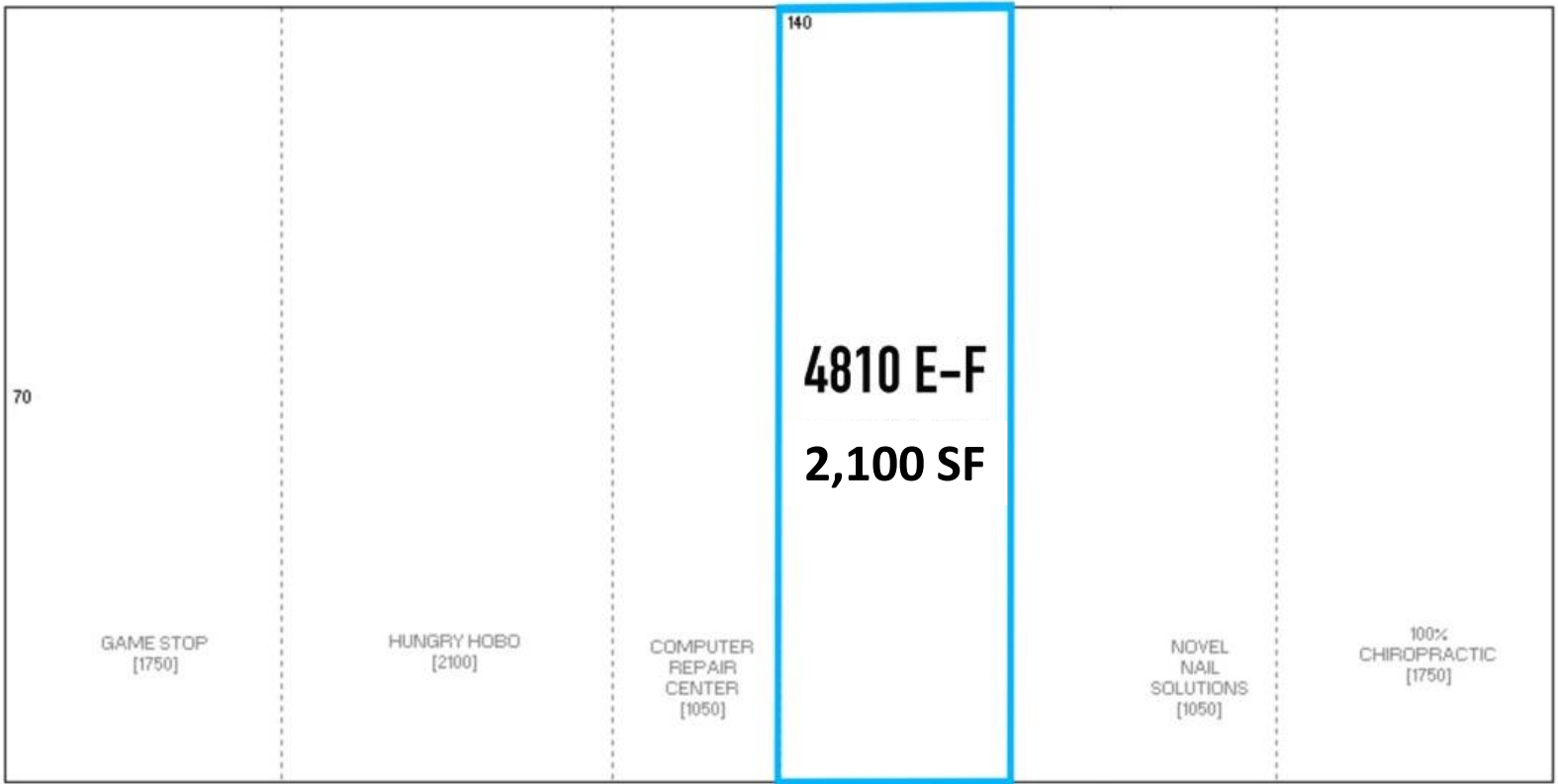


Property Features:

- Located in the Elmore Avenue Shoppes
- High profile strip center provides excellent visibility from highly traveled Elmore Avenue
- Within close proximity to 53rd Street, making it one of the busiest corridors in the Quad Cities
- This tremendous location and retail corridor is surrounded by a number of well-known dining, retail, hotel, and store options, including: Aldi, Target, Chick-Fil-A, Best Buy, PetSmart, Ashley Furniture, and many more
- This well-maintained strip center has 2,100 SF inline space (former Portrait Innovations)
- Strong co-tenant mix with Game Stop, Hungry Hobo, Nail Salon, and more.
- Strip center has ample parking, with building and monument signage
- Strip center is within close proximity to I-74 and I-80 servicing the Iowa and Illinois Quad Cities Market
- Ideal location for retail or small office user

Elmore Avenue Shoppes: High Profile Shopping Center

Available SF:	2,100 SF
Price Per Square Foot:	\$18.95 NNN
Total Operating Expenses:	\$11.60 PSF
Location:	Elmore Avenue Shoppes
Parking:	Ample
Best/Practical Use:	High profile retail or office



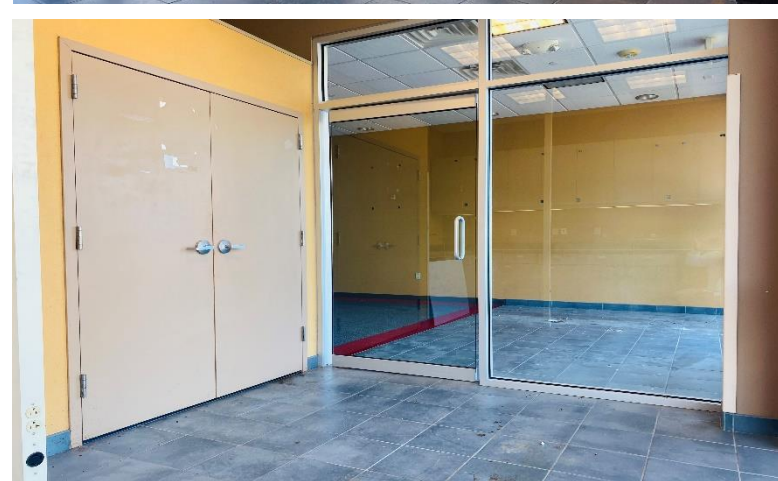
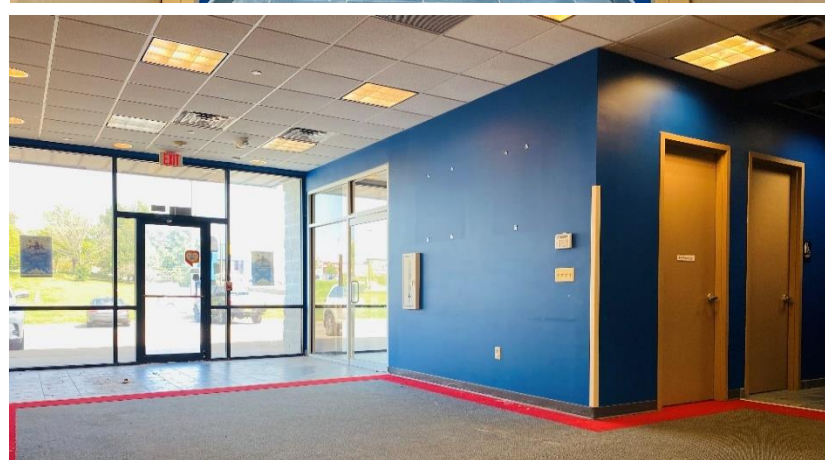
SHAWN LANGAN

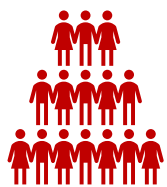
Vice President/Director
DIRECT: 563.823.5113
CALL OR TEXT: 563.343.6597
EMAIL: slangan@ruhlcommercial.com



PETE HADJIS

Commercial Sales Associate
OFFICE: 563.355.4000
CALL OR TEXT: 319.640.0527
EMAIL: phadjis@ruhlcommercial.com





POPULATION

In 2022, the population in your selected geography is 128,588. The population has changed by 8.01 percent since 2000. It is estimated that the population in your area will be 128,242 five years from now, which represents a change of 2.1 percent from the current year. The current population is 48.9 percent male and 51.1 percent female. The median age of the population in your area is 37.5, compared with the U.S. average, which is 38.4. The population density in your area is 1,597 people per square mile.



HOUSEHOLDS

There are currently 51,424 households in your selected geography. The number of households has changed by 10.0 percent since 2000. It is estimated that the number of households in your area will be 52,869 five years from now, which represents a change of 2.8 percent from the current year. The average household size in your area is 2.4 people.



EMPLOYMENT

In 2021, 59,631 people in your selected area were employed. The 2000 Census revealed that 63.6 percent of employees are in white-collar occupations in this geography, and 36.4 percent are in blue-collar occupations. In 2022, unemployment in this area was 3.4 percent. In 2000, the average time traveled to work was 15.8 minutes.



HOUSING

The median housing value in your area was \$170,216 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 30,291 owner-occupied housing units and 16,461 renter-occupied housing units in your area. The median rent at the time was \$407.

INCOME

In 2022, the median household income for your selected geography is \$61,691, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 49.9 percent since 2000. It is estimated that the median household income in your area will be \$64,810 five years from now, which represents a change of 5.1 percent from the current year.

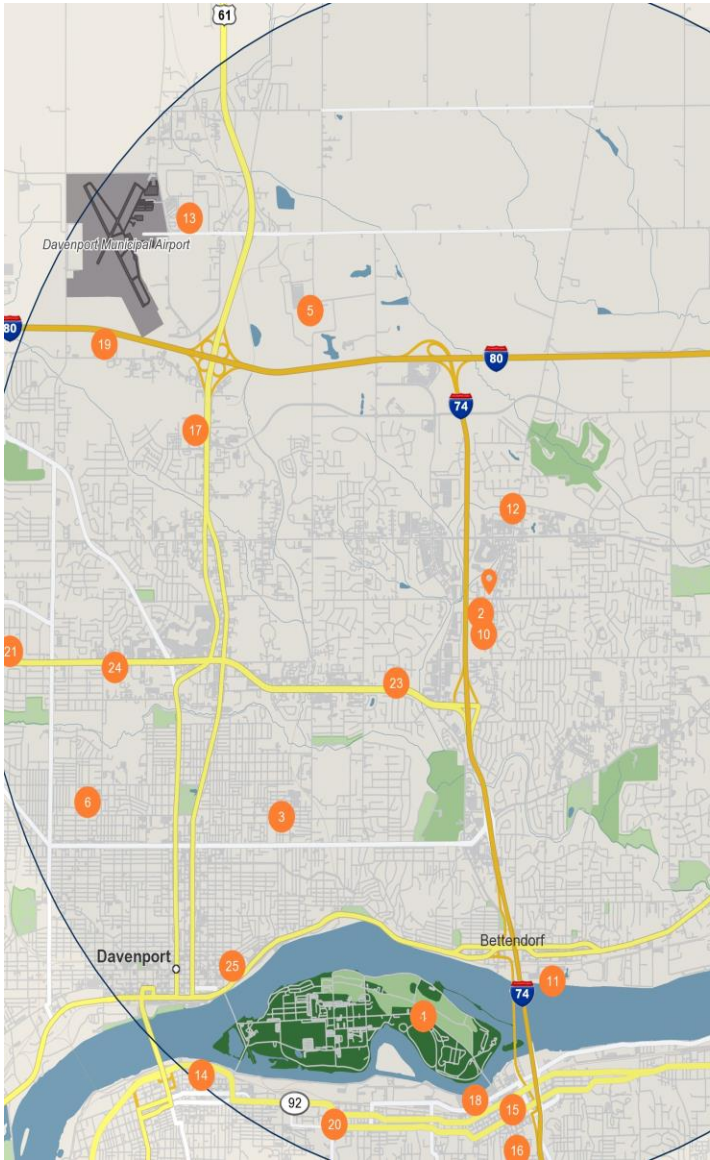
The current year per capita income in your area is \$35,734, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$86,376, compared with the U.S. average, which is \$94,822.



EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. 12.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.0 percent, and 22.0 percent completed a bachelor's degree, compared with the national average of 19.5 percent. The number of area residents with an associate degree was higher than the nation at 10.5 percent vs. 8.3 percent, respectively. The area had fewer high-school graduates, 26.3 percent vs. 27.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 20.6 percent in the selected area compared with the 20.5 percent in the U.S.

DEMOGRAPHICS // Elmore Avenue Shoppes Davenport IA



MAJOR EMPLOYERS

		Employees
1	Defense Logistics Agency-Logistics Plg & Execution Ctr	4,000
2	Trinity Medical Center-Trinity Medical Ctr At Ter Pk	2,600
3	Genesis Health System-GENESIS MEDICAL CENTER	2,000
4	United States Dept of Army-Weapons Division	1,800
5	John Deere Cnstr & For Co-John Deere Construction Eqp Co	1,458
6	Genesis Medical Center-West Campus	1,307
7	Defense Contract Audit Agency	1,200
8	United States Dept of Army-US Army/Tacom-Ri	1,100
9	Genesis Medical Center-First Med Clinic	1,090
10	Avg Advanced Tech Ltd Partn-Uticor Technology	1,000
11	Isle Capri Bettendorf LC	923
12	Deere & Company	906
13	Alorica Customer Care Inc	900
14	U S Army Corps of Engineers-Public Affairs	900
15	Deere & Company	712
16	Molin-Coal Vly Cmnty Unit Schl	631
17	Menard Inc	547
18	Illinois Quad Cy Cvic Ctr Auth-Taxslayer Center The	525
19	United Parcel Service Inc-UPS	500
20	Augustana College	480
21	Hy-Vee Inc-Hy Vee 1106	450
22	Fca Inc-Manufacturing Division	429
23	Bitco National Insurance Co-Bitco Insurance Company	420
24	Trinity Human Services Corp-Trinity Medical Center North	409
25	County of Scott-Facility & Support Services	400



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