Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



PREMIER SHOWROOM & SERVICE FACILITY

On High-Visible 6.93 Acres

5120 N. Brady Street | Davenport, Iowa

PLEASE NOTE: The business currently operating on-site remains fully open and active.

FOR SALE

$4,350,000

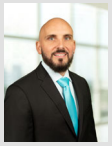
50,000 SF Showroom

6.93 Acres

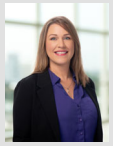
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Details

Parcels	P1209-08 & P1209-10D
Building Size	±50,000 SF
Price per Sq. Ft.	$87.00/SF
Year Built	1982
Lot Size	±6.93 Acres
Zoning	C-3 General Commercial (See pg. 5 for specific zoning information)
Taxes	$141,292 (2025)
Parking	Extensive paved parking
Signage	Large Pylon Signage along Brady St/US-61 corridor

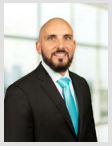
Property Highlights

- Rare 50,000 SF showroom and service facility on approximately 6.93 acres
- Highly visible Brady Street / US-61 location with prominent pylon signage and multiple access points
- Extensive paved and secured site providing exceptional vehicle parking, display, outdoor storage and fleet circulation

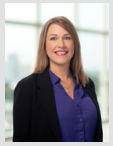
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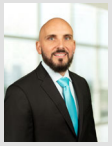
Property Highlights

- Approximately 30,000 SF main building offering a flexible combination of showroom, office, warehouse and service space
- Approximately 20,000 SF service building featuring approximately 17 drive-through overhead doors for excellent vehicle and equipment access
- Heavy-service infrastructure including radiant floor heat, floor drains with oil separator, industrial fans and 3-phase power
- Approximate clear heights up to 19' and ceiling heights up to 21'
- Large covered exterior T-shelter/canopy providing additional protected vehicle and equipment storage
- Excellent regional accessibility with convenient connections to I-80, I-74 and I-280
- C-3 General Commercial zoning supports a broad range of commercial and service-oriented uses
- Exceptional owner-user opportunity for automotive, RV, equipment sales/service, fleet, distribution or other high-vehicle-count operations

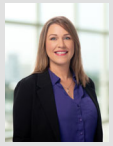
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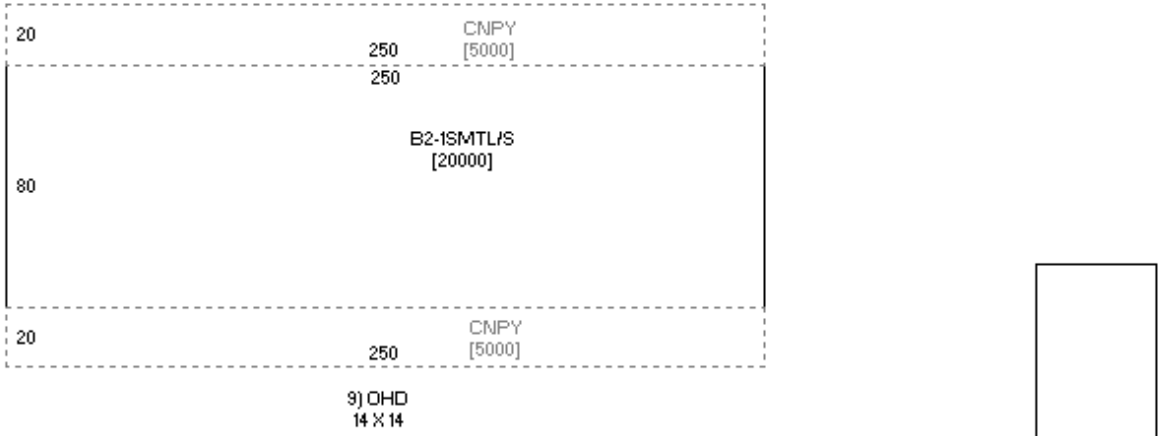
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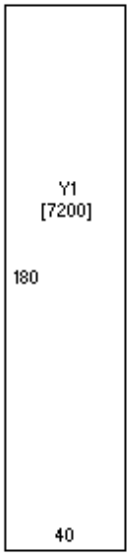


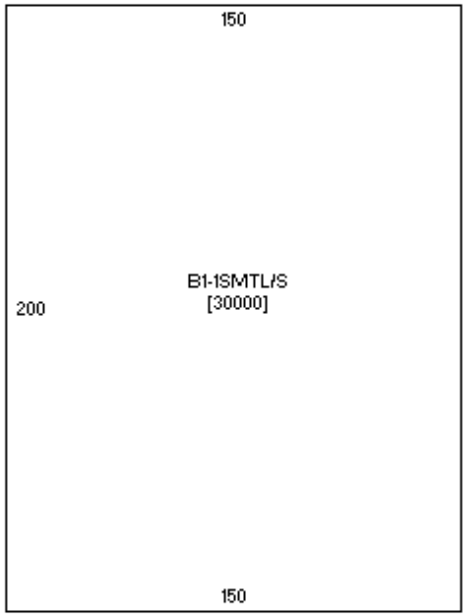
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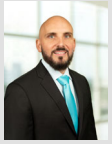




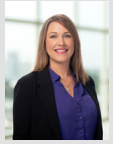
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Zoning & Land Use Information

Current Zoning: C-3 – General Commercial

Municipality: City of Davenport, Iowa

The property is zoned C-3 General Commercial, a district intended to accommodate a broad range of commercial and service-oriented uses serving local and regional markets.

Recent Zoning Amendment – Wholesale Establishments

The City of Davenport recently amended its zoning ordinance to allow Wholesale Establishments as a **Special Use within the C-3 zoning district**, creating additional opportunities for prospective wholesale and distribution-related users, subject to applicable approvals.

Under Section 17.08.030.EE, Wholesale Establishments are subject to the following principal use standards:

Operational Restrictions: The principal use and associated accessory uses shall not emit dust, odors, gases, pollution, excessive noise or vibrations.

Aggregate Storage: Storage of aggregate materials is prohibited.

Outdoor Storage: All outdoor storage areas must be completely enclosed by a solid fence or wall at least six feet in height, including ingress and egress.

Setback Requirements: Fences and walls must comply with principal use setback requirements.

Storage Limitations: Outdoor storage is prohibited outside the required enclosure.

Special Use Approval Process

Wholesale Establishments require review and approval by the City of Davenport Zoning Board of Adjustment. A substantially complete site plan is required with the Special Use application. The City has indicated its willingness to meet with prospective users to discuss proposed operations, application requirements and the approval process.

Important Zoning Disclaimer

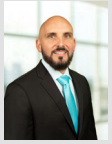
Zoning information is based on information provided by the City of Davenport and available municipal regulations and is subject to change. The property's current zoning does not guarantee approval of any particular use. Prospective purchasers are responsible for independently verifying zoning classifications, permitted and special uses, development standards, site requirements and all necessary governmental approvals directly with the City of Davenport.

Reference: City of Davenport Zoning Ordinance, Section 17.08.030.EE – Wholesale Establishments.

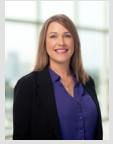
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Main Building – Approx. 30,000 SF



- Two overhead doors measuring approximately 12' x 14'
- One dock-height door measuring approximately 6' x 8'
- Three private offices, administrative office, lounge and restrooms
- Approximate clear height: 13.5' along the sides and up to 19' in the center
- Approximate ceiling height: up to 21'







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Service Building – Approx. 20,000 SF



- Approximately 17 total overhead doors measuring 14' x 12' – nine front and eight rear – providing excellent drive-through capability
- Radiant floor heating
- Floor drains with oil separator
- Industrial fans throughout
- Two personnel entry doors
- Three private offices
- Restrooms with showers
- Mezzanine-equipped parts room for storage and operational efficiency
- Approximate clear height: 17' along the sides and up to 19' in the center
- Approximate ceiling height: up to 20'







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Site Features

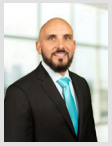
- Approximately 6.93-acre site
- Extensive paved parking, display and vehicle circulation areas
- Secured/gated property with multiple access points
- Highly visible Brady Street / US-61 location with prominent signage opportunities
- Large exterior T-shelter/canopy providing covered vehicle and equipment storage
- 3-phase power
- Convenient access to I-80, I-74 and I-280
- C-3 General Commercial zoning

All building areas, site areas, dimensions, door sizes, clear heights, ceiling heights and other measurements are approximate and should be independently verified by prospective buyers.

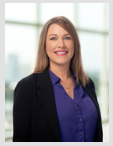
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#5

BEST AFFORDABLE PLACES TO LIVE

- U.S. News & World Report (2024)

41

MEDIAN AGE (2023)

COMMUNTE TIME

19 MEDIAN MINUTES

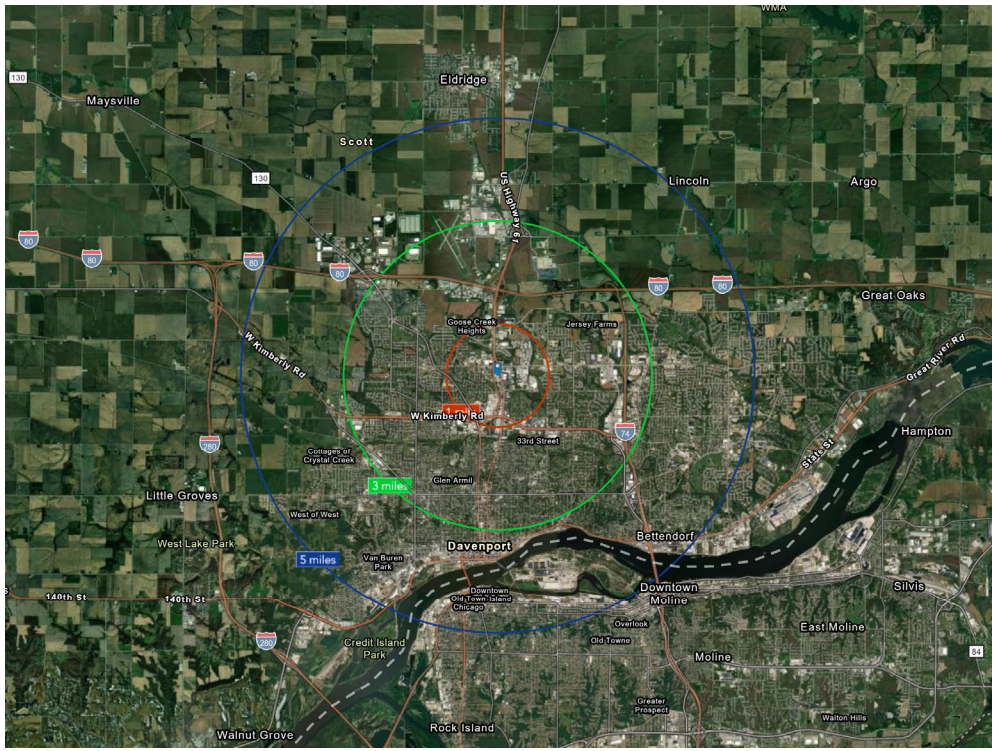
Top Employers

1. John Deere
2. Rock Island Arsenal
3. UnityPoint Health – Trinity
4. MercyOne Genesis
5. Hy-Vee
6. Walmart

TOP 10:

PRETTIEST RIVER TOWN IN AMERICA

- World Atlas



Site Demographics

Details	1 Mile	3 Miles	5 Miles
Population	6,563	70,502	135,267
Households	2,919	29,818	57,725
Avg. Household Income	$84,827	$107,443	$110,423
Median Household Income	$68,332	$82,732	$72,575

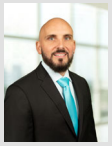
Davenport

Davenport's downtown has amazing views of the storied Mississippi River. Deeply rooted in its heritage, Davenport has a variety of museums to tour, historic neighborhoods, and a culture of creativity to share. Home to craft breweries, nightlife, live music venues, world-class festivals, outdoor adventures, many restaurants, minor league baseball team, and a casino resort. It is he largest of the family of communities of the Quad Cities with a population of 100,938 (2024).

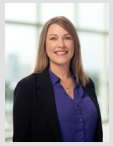
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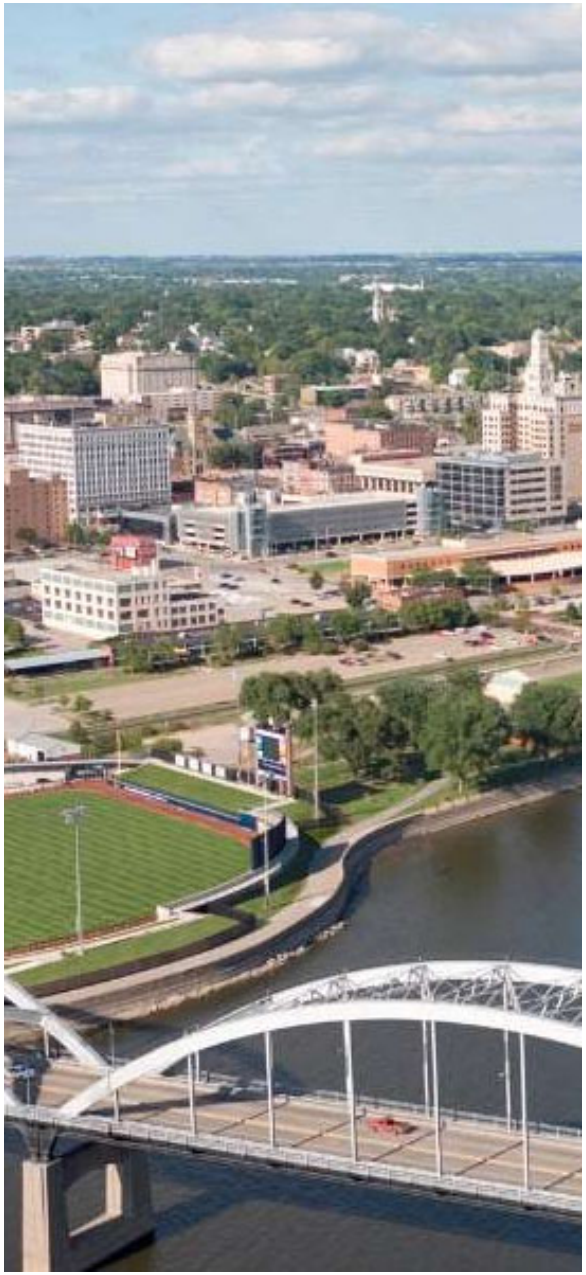
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Infographic: Key Facts (Ring: 5 mile radius)

KEY FACTS

135,267
Population

38.8 Median Age

2.28
Average Household Size

57,725
Total Households

EDUCATION

4.47%	13.01%	18.85%	21.47%
No High School Diploma	High School Graduate	Some College	Bachelor's/ Grad

BUSINESS

5,642
Total Businesses

93,666
Total Employees

EMPLOYMENT

11,922
Retail Trade Employees

6,103
Finance/Ins/Real Estate Emp

7,085
Manufacturing Employees

7,806
Eating & Drinking Employees

4.3% Unemployment Rate

INCOME

$72,575
Median Household Income

$41,535
Per Capita Income

$204,479
Median Net Worth

Households by Income

The largest group : $50,000 - $74,999 (17.21%)
The smallest group : $15,000 - $24,999 (6.77%)

Indicator	Value(%)
< $15,000	7.23
$15,000 - $24,999	6.77
$25,000 - $34,999	7.5
$35,000 - $49,999	12.56
$50,000 - $74,999	17.21
$75,000 - $99,999	13.67
$100,000 - $149,999	15.88
$150,000 - $199,999	10.52
$200,000+	8.66

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Infographic: Population Trends (Ring: 5 mile radius)



POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

135,267 Population	57,725 Households	38.8 Median Age
2.28 Avg Size Household	$72,575 Median Household Income	$217,430 Median Home Value
72 Wealth Index	117 Housing Affordability	55.2 Diversity Index

HISTORICAL & FORECAST POPULATION

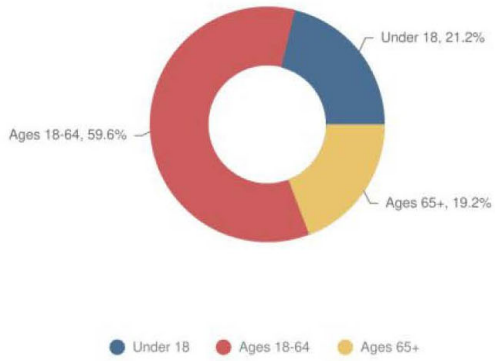
2020-2026 Historic Growth Rate: 0.09%

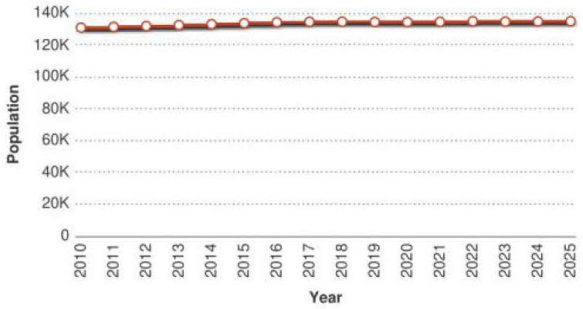
2026-2031 Forecasted Growth Rate: -0.03%

Household Population: 132,525

Population Density: 1,798

POPULATION BY AGE





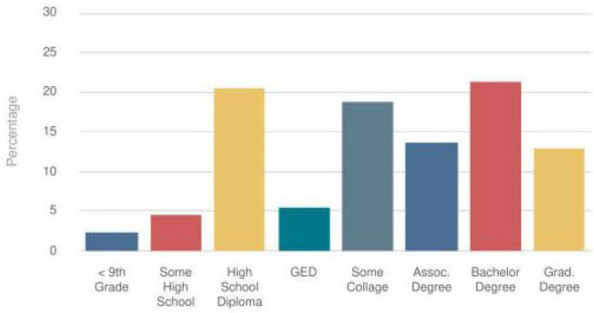
DAYTIME POPULATION

- 149,841 — 2026 Total Daytime Population
- 66,179 — 2026 Daytime Pop: Residents
- 83,662 — 2026 Daytime Pop: Workers
- 1,981 — 2026 Daytime Pop Density

POPULATION BY GENERATION

- 3.98% — Greatest Gen: Born 1945/Earlier
- 18.4% — Baby Boomer: Born 1946 to 1964
- 18.15% — Generation X: Born 1965 to 1980
- 24.05% — Millennial: Born 1981 to 1998
- 23.8% — Generation Z: Born 1999 to 2016
- 11.62% — Alpha: Born 2017 to Present

POPULATION BY EDUCATION



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



Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING

200,096,980	118,801,984	203,704,552	103,905,015	1,536,556,075
Meals at Restaurants	Apparel & Services	Entertainment/ Recreation	Home Services	Retail Goods

ANNUAL LIFESTYLE SPENDING

$162,059,077	$6,175,718	$3,479,480	$6,913,869	$54,726,819
Travel	Theatre/Operas/Concerts	Movies/Museums/Parks	Sports Events	Pets
$560,063	$22,437,504	$33,523,709	$92,675,591	$7,988,846
Online Gaming	Cash Gifts to Charities	Life/Other Insurance	Education	RV (Recreational Vehicles)

TAPESTRY SEGMENTS

K2

LifeMode Group: Suburban Shine
Middle Ground
12,016 Households
Household Percentage: 20.8%
Median Age: 39
Median Household Income: $72,418

E3

LifeMode Group: Community Connections
Hometown Charm
6,886 Households
Household Percentage: 11.9%
Median Age: 35.9
Median Household Income: $53,246

K4

LifeMode Group: Suburban Shine
Classic Comfort
5,269 Households
Household Percentage: 9.1%
Median Age: 40.3
Median Household Income: $93,469

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Market Overview

The Quad Cities is a dynamic family of communities on the Mississippi River where the river bends to run directly from east to west. This bi-state (IA/IL), multi-city region is the largest metropolitan area between St. Louis and Minneapolis on the upper Mississippi River.

The region lies within a 300-mile radius of 37 million people with close access to major markets.

The QC ranks at the top of the list for quality of life, cost of living and best place for business. When you choose the Quad Cities, you'll benefit from a dynamic region in the heart of America with competitive business costs and advantages with a Midwestern lifestyle and access to a skilled workforce.



QUAD CITIES REGION
POPULATION DATA

474,000
POPULATION (2024)

43%
POST-SECONDARY
EDUCATION (2023)

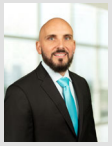
564,090
LABORSHED WORKFORCE (2024)

87%
HIGH SCHOOL DIPLOMA
OR HIGHER (2023)

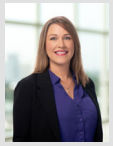
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