



LH **Shoppes At Elmore**
5250 Elmore Avenue
Davenport, Iowa 52807



Property Features:

- Located in the Shoppes At Elmore
- High profile 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 center has 32,057 SF of inline open space (can be subdivided) and a dock door
- Center has large parking lot, providing ample parking in the front, with building signage
- Center is within close proximity to I-74 and I-80 servicing the Iowa and Illinois Quad Cities Market

DETAILS

AVAILABLE SF:	10,000-32,057 SF
PRICE PER SQUARE FOOT:	10K SF-15K SF @19.95 PSF NNN 15K SF-32,057 SF @ 15.95 PSF NNN
TOTAL OPERATING EXPENSES:	\$4.84 PSF
LOCATION:	SHOPPES AT ELMORE
DOCK:	YES
PARKING:	LARGE LOT
BEST/PRACTICAL USE:	HIGH PROFILE RETAIL OR OFFICE

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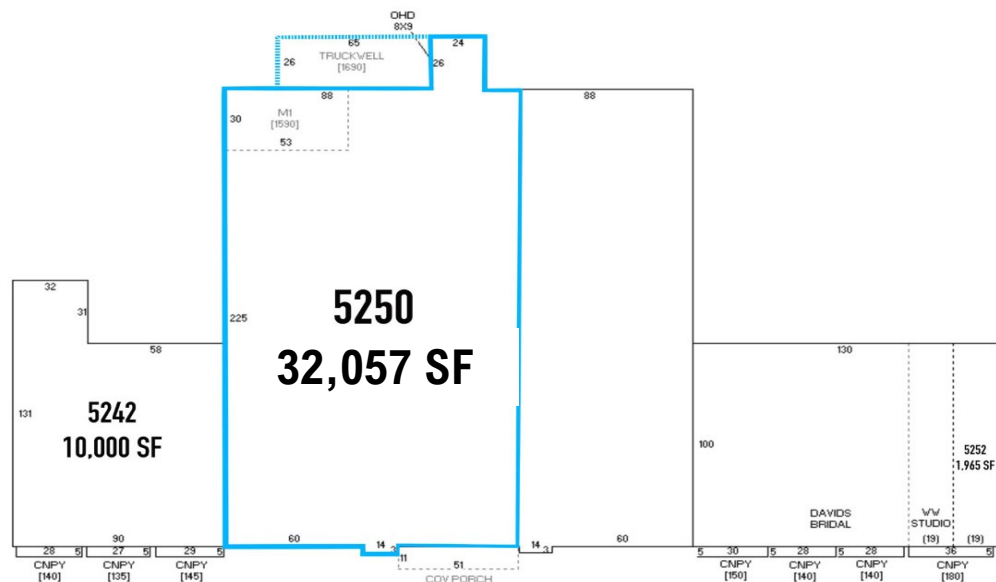
UPDATED: 8/01/22

5250 ELMORE AVE - 32,057 SF



ELMORE AVE - 13,300 VPD

**5 MILE
POPULATION
OF 128,588**





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.

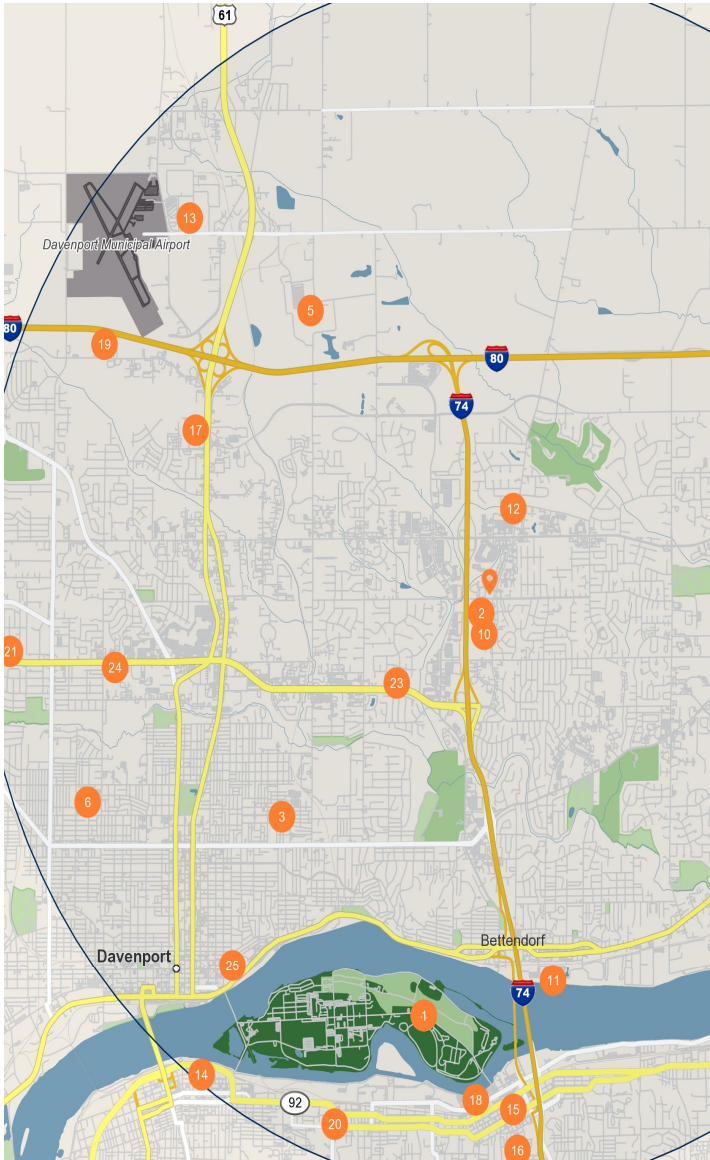
The current year per capita income in your area is \$35,734, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$86,376, compared with the U.S. average, which is \$94,822.



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 // Shoppes At Elmore Davenport IA



MAJOR EMPLOYERS

		Employees
1	Defense Logistics Agency-Logistics Plg & Execution Ctr	4,000
2	Trinity Medical Center Terrace Park Bettendorf	2,600
3	Genesis Medical Center East	2,000
4	United States Dept of Army-Weapons Division	1,800
5	John Deere Construction and Forestry	1,458
6	Genesis Medical Center West	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	1,090
10	Avq Advanced Tech Ltd Partnr-Uticor Technology	1,000
11	Isle Casino Bettendorf	923
12	Deere & Company	906
13	Alorica Customer Care Inc	900
14	U S Army Corps of Engineers	900
15	Deere & Company	712
16	Moline-Coal Valley School District	631
17	Menards Inc	547
18	Vibrant Arena	525
19	United Parcel Service Inc-UPS	500
20	Augustana College	480
21	Hy-Vee Inc.	450
22	Fca Inc-Manufacturing Division	429
23	Bitco Insurance Company	420
24	Trinity Medical Center	409
25	Scott County	400



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