



903 E. Kimberly Rd.

Davenport, Iowa 52807

Lease Rates: \$10.00-\$12.50 PDF/year (NNN)

Property Features

- 850-5,000 SF of retail or office suites available
- Complete exterior renovation in 2018
- Ample parking
- Center tenants include: Chuck E. Cheese, Star Nails, Hi-Ho Mongolian Grill, CosmoProf, Batteries Plus, Arona's and more
- Located on US Highway 6, east of NorthPark Mall between US 61 and I-74
- One of the Quad Cities busiest east/west thoroughfares
- Traffic count is 33,290 VPD
- Excellent visibility
- Affordable rents; great value center; inline and interior courtyard suites available
- 2024 operating expense budget \$5.75/SF
- Contact listing agent for details

Suite	SF	Base Rate
12	849	\$10.00 PSF
16	1,465	\$12.50 PSF
18	655	\$10.00 PSF
20	1,000	\$12.50 PSF
24	2,500	\$11.00 PSF
25	2,500	\$11.00 PSF
24 & 25	5,000	\$11.00 PSF

2020 Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,218	33,912	68,885
Total Population	9,185	82,721	170,613
Average Household Income	\$64,846	\$69,994	\$69,326
Average House Value	\$162,383	\$173,598	\$171,105



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