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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Old Town Mall

8 Retail/Office Suites Available

Community Shopping Center

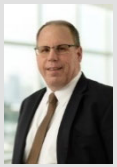
903 E. Kimberly Road | Davenport, Iowa

FOR LEASE

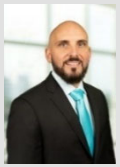
$8/SF - $11/SF

655 SF – 11,000 SF
RANGE OF SUITE SIZES

For more information, please contact:



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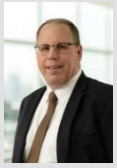


Property Highlights

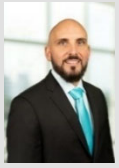
- 655-11,000 SF of retail or office suites available
- Complete exterior renovation in 2018
- Ample parking
- Center tenants include: CosmoProf, Batteries Plus, Arona's, Star Nails, Hi-Ho Mongolian Grill, and more
- Located on US Highway 6, east of NorthPark Mall between US 61 and I-74
- One of the Quad Cities busiest east/west thoroughfares
- Traffic count is 35,400 VPD
- Excellent visibility
- Affordable rents; great value center; inline and interior courtyard suites available
- 2026 operating expense budget $5.95/SF
- Contact listing agents for details
- Zoning: C-2 Commercial

All information deemed reliable but not guaranteed

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Suite	Size	Lease Rate
2	11,000 SF	$8.00 PSF NNN
12	849 SF	$10.00 PSF NNN
18	655 SF	$10.00 PSF NNN
20	1,000 SF	$11.00 PSF NNN
21	1,261 SF	$10.00 PSF NNN
24	2,500 SF	$11.00 PSF NNN
27	2,000 SF	$11.00 PSF NNN

Details	1 Mile	3 Miles	5 Miles
Population	9,313	81,619	167,033
Households	4,337	34,839	71,539
Avg. Household Income	$88,142	$97,904	$98,775
Median Household Income	$75,539	$76,432	$76,131

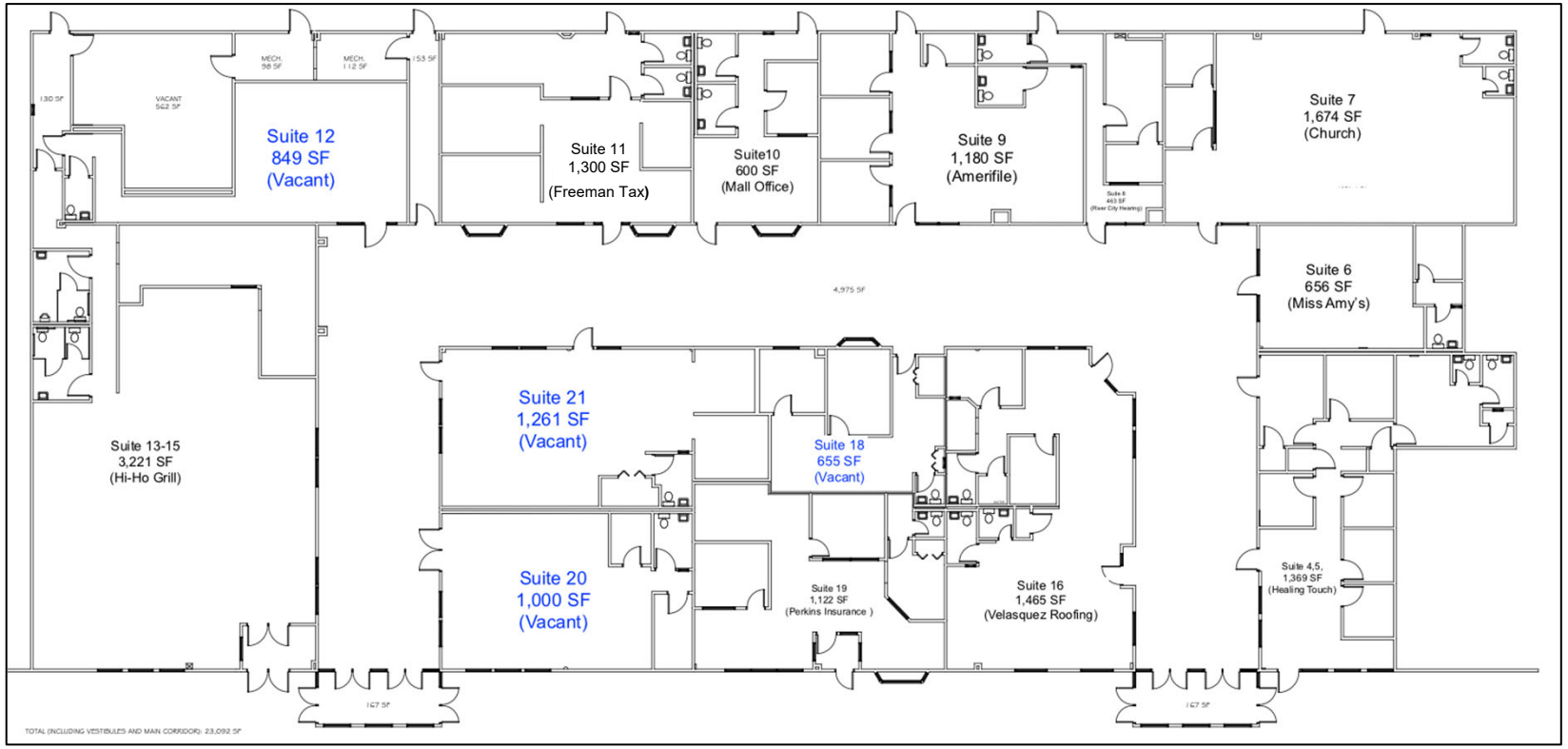
Davenport

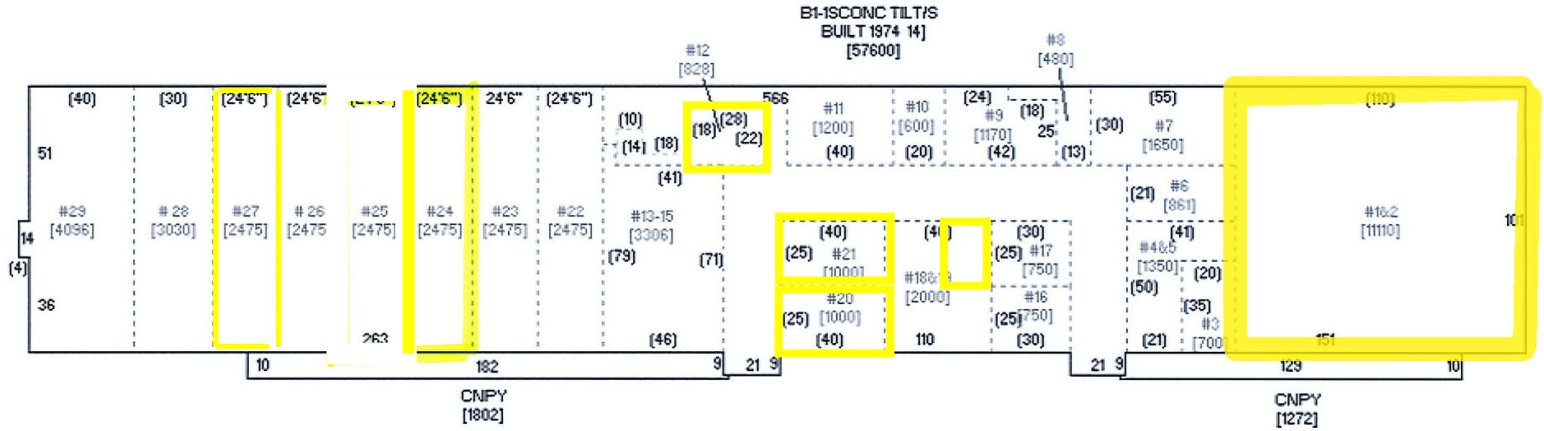
Davenport's downtown has amazing views of the storied Mississippi River. Deeply rooted in its heritage, Davenport has a variety of museums to tour and a culture of creativity to share. Home to craft breweries, nightlife, live music venues, world-class festivals, outdoor adventures, and a casino resort,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

All information deemed reliable but not guaranteed

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Suites Available





All information deemed reliable but not guaranteed

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Exterior Suite Available
Suite 2: 11,000 SF







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Interior Suite Available
Suite 18: 655 SF







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Exterior Suite Available
Suite 20: 1,000 SF









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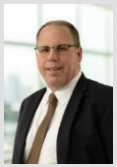
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Interior Suite Available
Suite 21: 1,261 SF

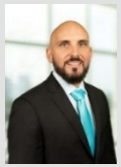




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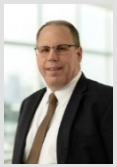
Exterior Suite Available

Suite 24: 2,500 SF

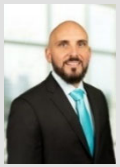




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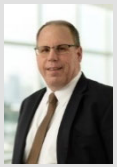
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Exterior Suite Available
Suite 27: 2,000 SF

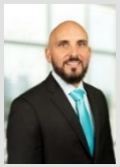




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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

KEY FACTS

167,108
Population

37.8 Median Age

2.3
Average Household Size

69,731
Total Households

EDUCATION

4.64%	12.59%	19.33%	21.65%
No High School Diploma	High School Graduate	Some College	Bachelor's/ Grad

BUSINESS

6,662
Total Businesses

107,142
Total Employees

EMPLOYMENT

22,617
Retail Trade Employees

7,246
Finance/Ins/Real Estate Emp

9,657
Manufacturing Employees

8,250
Eating & Drinking Employees

3.2% Unemployment Rate

INCOME

$59,811
Median Household Income

$35,165
Per Capita Income

$128,446
Median Net Worth

Households by Income

The largest group : $50,000 - $74,999 (19.46%)
The smallest group : $200,000+ (5.46%)

Indicator	Value(%)
< $15,000	11.27
$15,000 - $24,999	7.17
$25,000 - $34,999	8.7
$35,000 - $49,999	13.3
$50,000 - $74,999	19.46
$75,000 - $99,999	11.71
$100,000 - $149,999	16.11
$150,000 - $199,999	6.81
$200,000+	5.46

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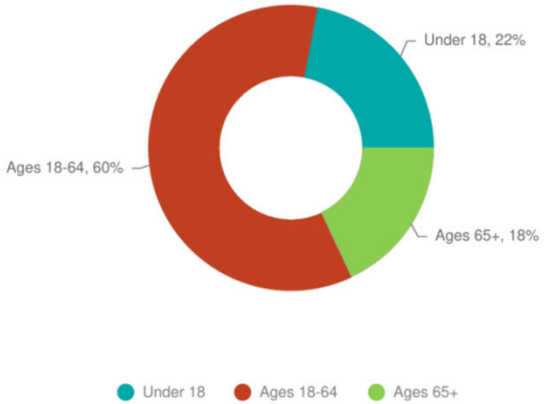
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

167,108	70,176	37.8
Population	Households	Median Age
2.3	$59,811	$178,252
Avg Size Household	Median Household Income	Median Home Value
66	119	57.6
Wealth Index	Housing Affordability	Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION

4.92% Greatest Gen: Born 1945/Earlier

18.75% Baby Boomer: Born 1946 to 1964

18.24% Generation X: Born 1965 to 1980

24.05% Millennial: Born 1981 to 1998

24.54% Generation Z: Born 1999 to 2016

9.5% Alpha: Born 2017 to Present

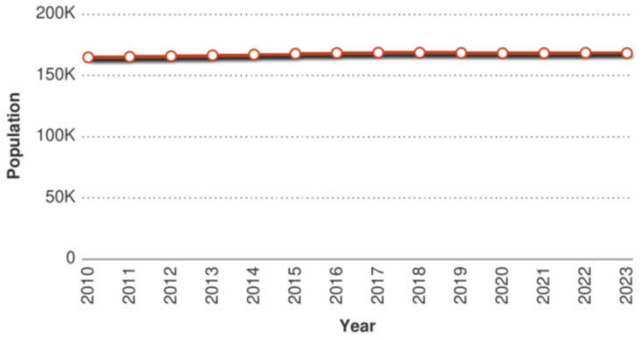
HISTORICAL & FORECAST POPULATION

2019-2024 Historic Growth Rate: **-0.09%**

2024-2029 Forecasted Growth Rate: **-0.21%**

Household Population: **160,980**

Population Density: **2,119**



DAYTIME POPULATION

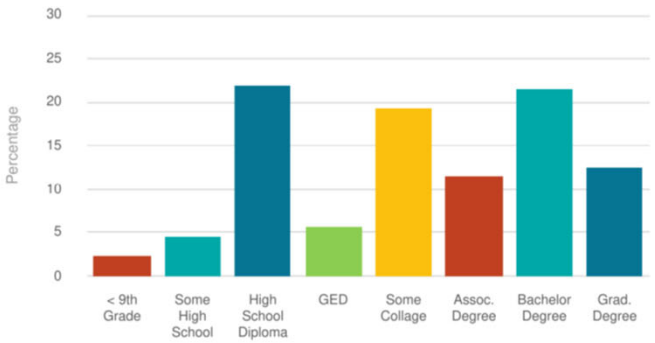
181,211 2024 Total Daytime Population

84,278 2024 Daytime Pop: Residents

96,933 2024 Daytime Pop: Workers

2,308 2024 Daytime Pop Density

POPULATION BY EDUCATION



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING

Meals at Restaurants	Apparel & Services	Entertainment/ Recreation	Home Services	Retail Goods
197,056,254	128,181,386	214,707,443	115,197,123	1,716,324,557

ANNUAL LIFESTYLE SPENDING

$152,947,150 Travel	$3,793,212 Theatre/Operas/Concerts	$3,092,018 Movies/Museums/Parks	$6,553,312 Sports Events	$52,504,821 Pets
$524,227 Online Gaming	$32,814,153 Cash Gifts to Charities	$35,812,255 Life/Other Insurance	$89,870,505 Education	$9,887,814 RV (Recreational Vehicles)

TAPESTRY SEGMENTS



5D

LifeMode Group: GenXurban

Rustbelt Traditions

13,206 Households

Household Percentage: 18.82%
Average Household Size: 2.47
Median Age: 39
Median Household Income: $51,800



12B

LifeMode Group: Hometown

Traditional Living

9,217 Households

Household Percentage: 13.13%
Average Household Size: 2.51
Median Age: 35.5
Median Household Income: $39,300



5E

LifeMode Group: GenXurban

Midlife Constants

5,258 Households

Household Percentage: 7.49%
Average Household Size: 2.31
Median Age: 47
Median Household Income: $53,200

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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

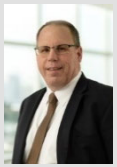
474,000
POPULATION (2024)

43%
POST-SECONDARY
EDUCATION (2023)

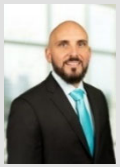
564,090
LABORSHED WORKFORCE (2024)

87%
HIGH SCHOOL DIPLOMA
OR HIGHER (2023)

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