



15.24 Acres \$4,300,000

## 0 Elmore Avenue

Davenport, Iowa

### Property Features

- Highly desirable commercial infill site across from Walmart Supercenter
- Located near the heart of the intersection of two main thoroughfares - East 53<sup>rd</sup> Street and Elmore Avenue
- Located just off Interstate 74 and Interstate 80
- 0.9 miles to Rhythm City Casino Resort
- 3.9 miles to TBK Bank Sports Complex
- Perfect for commercial development including office, retail, restaurant, etc.
- High traffic visibility
- City services to site
- Fiber optics nearby on Elmore Avenue



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For Sale  
**Development Site**  
 15.24 Acres



2020 Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,417	20,016	48,324
Total Population	6,086	47,045	117,189
Average Household Income	\$91,867	\$91,034	\$83,982
Average House Value	\$333,044	\$234,540	\$214,109