



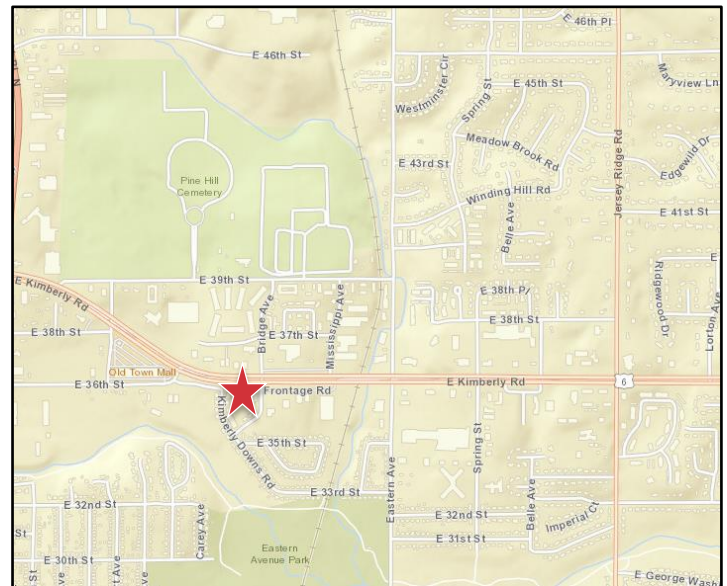
# 1161 E. Kimberly Road

Davenport, Iowa

**Lease Rate: \$8.00/SF, Net**

## Property Features

- Retail or office space located in high traffic corridor along Kimberly Road
- Great signage visible to over 30,000 VPD
- Property features large open floor plan for retail showroom or collaborative work space, bathroom, kitchen and backroom for storage
- 25 stall parking lot
- Zoned C-2 (Commercial)
- (1) dock high door for delivery
- Subject to rights of tenant in possession



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For Lease  
Office or Retail Space  
8,160 SF



2020 Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,281	33,598	70,253
Total Population	9,405	82,088	174,322
Average Household Income	\$70,340	\$72,951	\$72,755
Average House Value	\$180,668	\$189,312	\$183,434

