

JLL SEE A BRIGHTER WAY

Available

Commercial land available for sale, ground lease, or BTS in Davenport

1.72 ac

4200 Elmore Avenue Davenport, Iowa 52807

Prime development land in Davenport

Price: Call broker for pricing

- Centrally located along Davenport's popular Elmore Avenue retail corridor, Elmore Marketplace integrates hotel, restaurant and retail space seamlessly.
- Neighboring tenants include Fairfield Inn & Suites, Furniture Row, alongside Elmore Marketplace, anchored by DSW and HomeGoods, Holiday Inn & Suites and many more
- Visible to I-74 (36,000 VPD) and Elmore Avenue (19,300 VPD)

Contact broker for additional information

ill.com/des-moines

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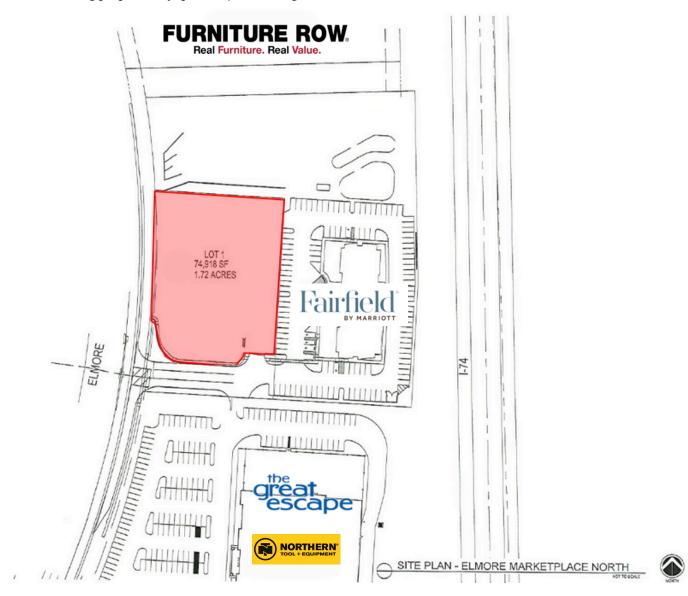
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Conceptual site plan

*For marketing purposes only, plan subject to change.



Location	4401 Elmore Avenue Davenport, Iowa 52807	
Size	1.72 acres	
Ground lease/ BTS/Sale Price	Call broker for pricing	
Zoning	Commercial	

Property overview

- Centrally located along
 Davenport's popular Elmore
 Avenue retail corridor, north
 of Elmore Marketplace
- Full access off Elmore Avenue
- Cross parking with Fairfield
 Inn

Aerial view



Aerial map





4200 Elmore Avenue

Davenport, Iowa 52807



Demographics

	3 miles	5 miles	10 miles	Elmore Ave	19,300 VPD
Est. population	65,646	274,522	288,371	I-74	36,000 VPD
Est. households	28.106	114,487	120,145	Highway 6 &	
Est. Average HH income	\$76,605	\$62,915	\$63,730	Elmore	31,800 VPD

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