



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**

jll.com/des-moines

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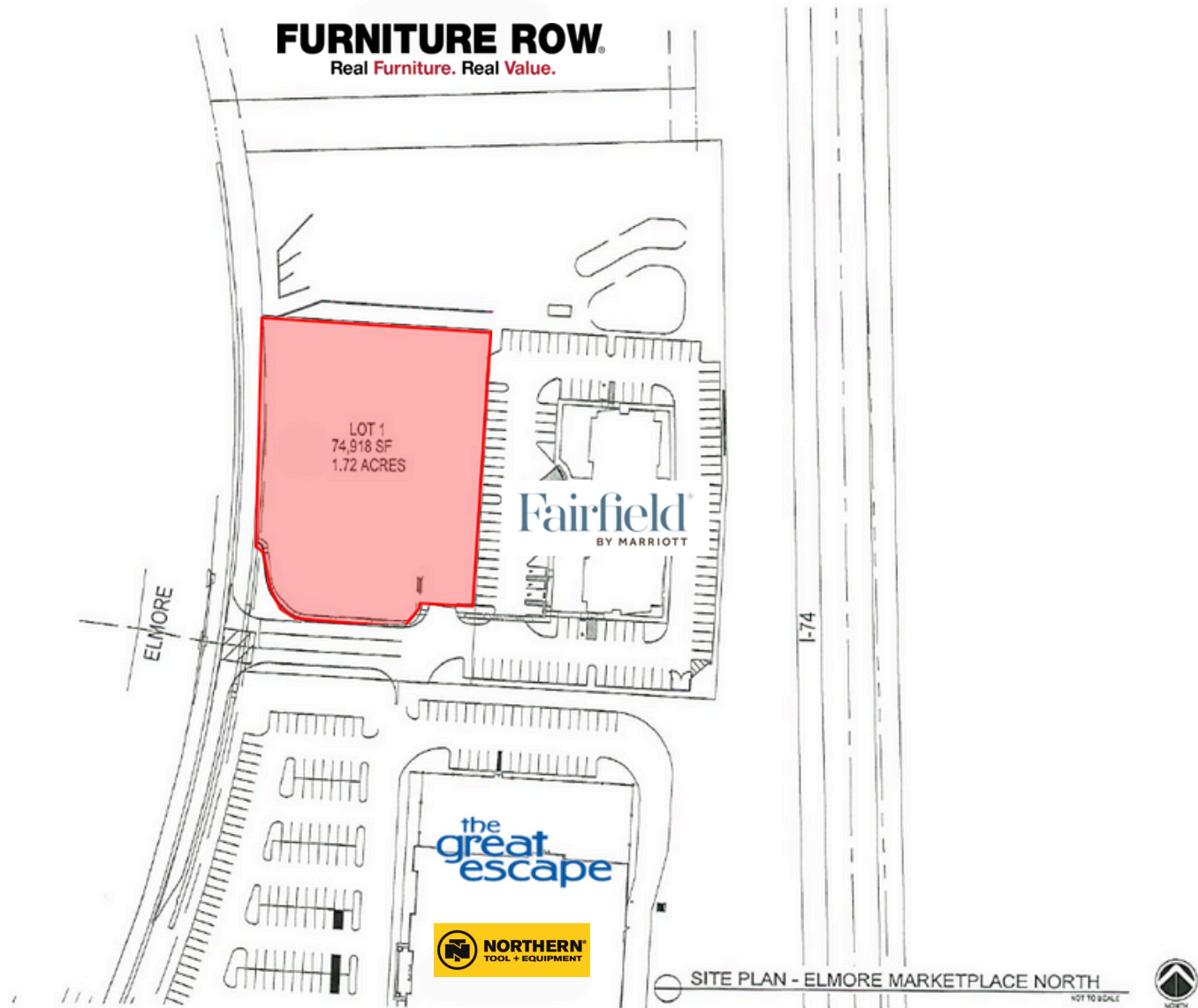
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Conceptual site plan

**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
Est. population	65,646	274,522	288,371
Est. households	28,106	114,487	120,145
Est. Average HH income	\$76,605	\$62,915	\$63,730

Traffic counts

Elmore Ave	19,300 VPD
I-74	36,000 VPD
Highway 6 & Elmore	31,800 VPD

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