

# FOR SALE

## 0 Elmore Avenue

Davenport, IA 52807



### PROPERTY FEATURES

- Southwest quadrant of I-80 & I-74
- 6 high profile commercial development lots totaling 107 acres
- Part of 264-acre Elmore Corners project area
- Development sits just North of the busiest Dick's Sporting Goods and the 4<sup>th</sup> busiest Walmart in the state of Iowa (total of 2.728M visitors)
- Lots surround Rhythm City casino near rapidly growing retail developments, including Super Walmart, Mills Chevrolet and Costco
- Rhythm City Casino is the 2<sup>nd</sup> busiest casino in Iowa and 94<sup>th</sup> ranked of 23,221 casinos in the country
- Casino has seen 914,000+ annual visitors over the last 12 months
- Excellent visibility from I-80 & I-74
- Lots range in size from 2.76 - 31.68 acres
- Seller may consider dividing parcels to smaller increments



### CONTACT US



**Chris Wilkins**

563 505 4741

cwilkins@thehawkeyegroup.com



**Shawn Stuenkel**

5309 368 3419

sstuenkel@thehawkeyegroup.com

**FOR SALE**

**0 Elmore Avenue**

Davenport, IA 52807



**LOT DETAILS**

- 24.95 Acres
- \$6.50/SF
- Zoned C-E

Site located on highly visible Southeast quadrant of I-80 & Jersey Ridge Rd, North of Elmore Ave. It sits just East of Rhythm City Casino. Site could accommodate a number of lower intensity users such as office, hotel or service retail developments



FOR SALE

0 Elmore Avenue

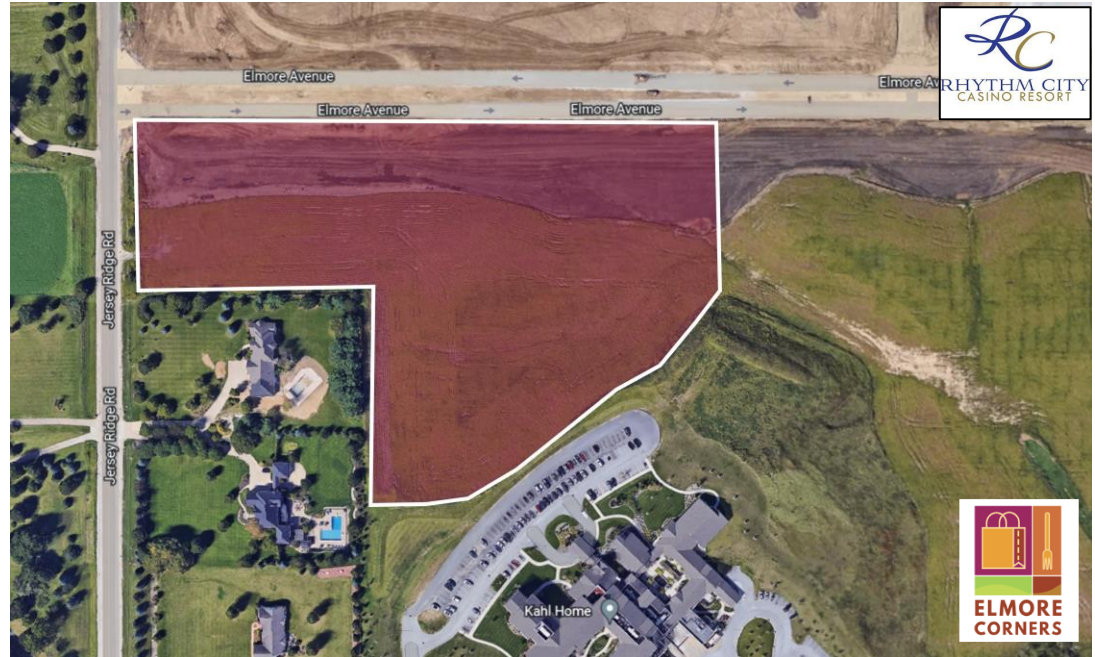
Davenport, IA 52807



**LOT DETAILS**

- 11.00 Acres
- \$6.50/SF
- Zoned C-E

Site located on the Southeast corner of Elmore Ave & Jersey Ridge Rd. Lot is surrounded by upscale single-family residences to the South and West and senior housing facility to the East. Zoning allows for multifamily, townhomes, retail, service retail or office users.





FOR SALE

0 Elmore Avenue

Davenport, IA 52807



**LOT DETAILS**

- 21.95 Acres
- \$6.50/SF
- Zoned C-E

Site located on highly visible Northwest corner of Veterans Memorial and Elmore Ave. Directly South of Rhythm City and North of Mills Chevrolet this site is ideal for restaurants, boutique and smaller mixed-use retail developments



**FOR SALE**

**0 Elmore Avenue**

Davenport, IA 52807



**LOT DETAILS**

- 31.68 Acres
- \$7.50/SF
- Zoned C-E

Highest visibility site with exposure from Elmore Ave, Veterans Memorial and I-74. Ideal for destination retail, regional and/or large box retail, especially entertainment related concepts



**FOR SALE**

**0 Elmore Avenue**

Davenport, IA 52807



**LOT DETAILS**

- 14.83 Acres
- \$6.50/SF
- Zoned C-E

Great retail development site with potential for mixed-use. Excellent exposure to Elmore Ave and access ideal for restaurants, coffee shops, health services, fitness retail and more





**FOR SALE**

**0 Elmore Avenue**

Davenport, IA 52807



**LOT DETAILS**

- 2.76 Acres
- \$10.00/SF
- Zoned C-E

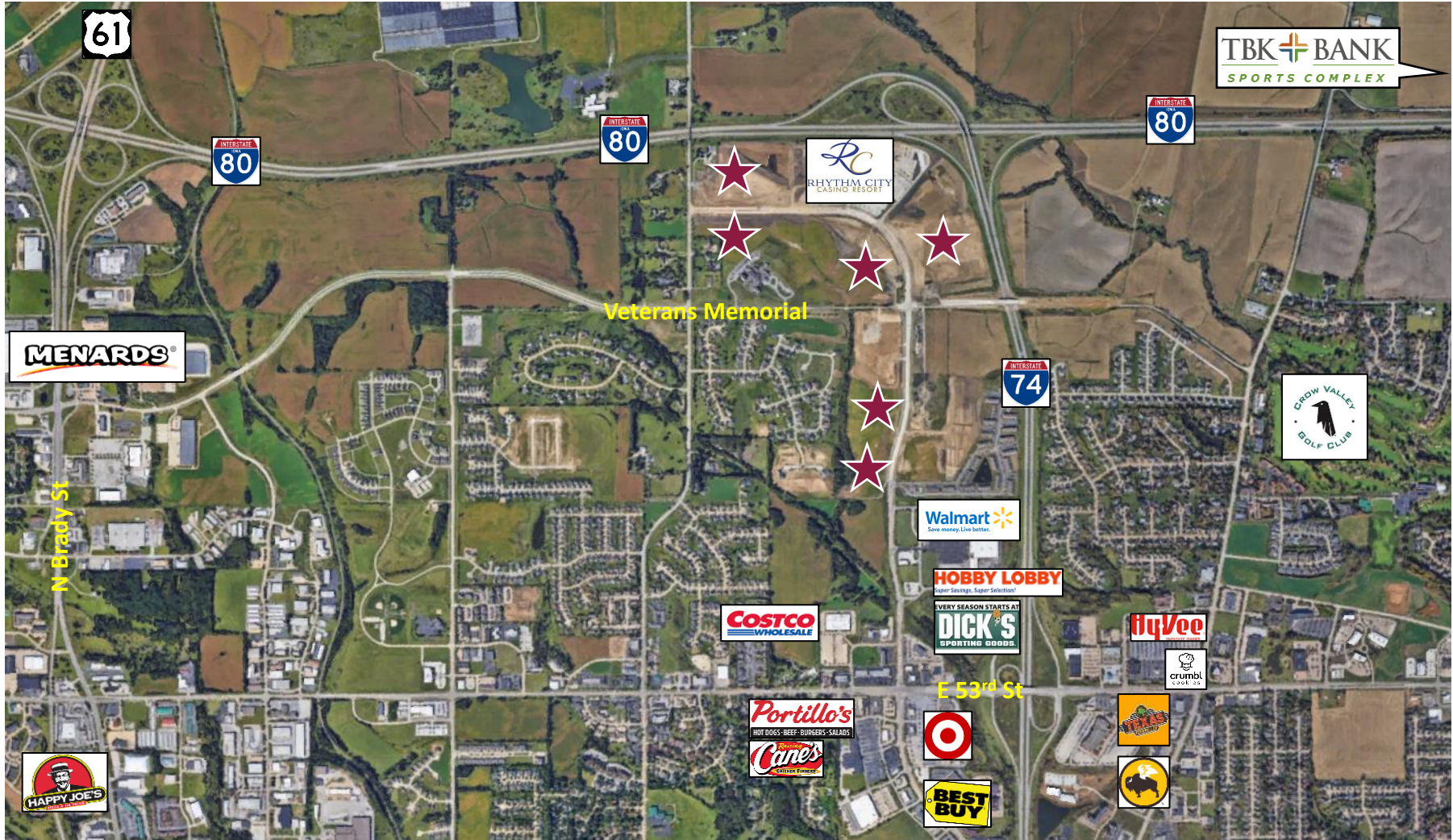
Great retail development site with potential for mixed-use. Excellent exposure to Elmore Ave and access ideal for restaurants, coffee shops, health services, fitness retail and more



FOR SALE

0 Elmore Avenue

Davenport, IA 52807





FOR SALE

0 Elmore Avenue

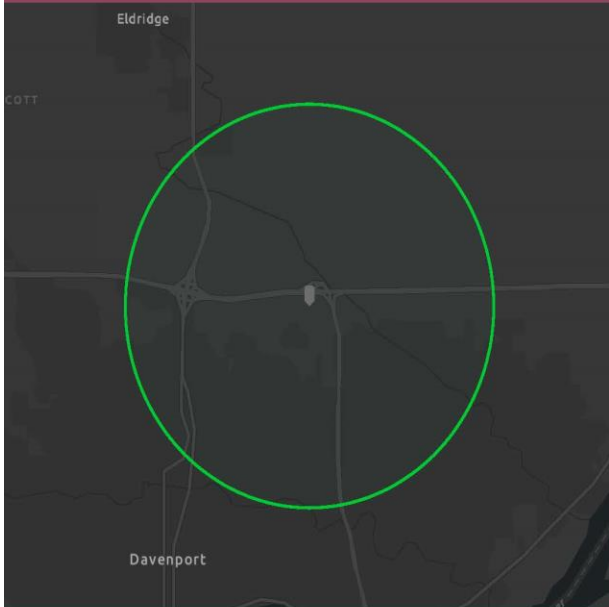
Davenport, IA 52807



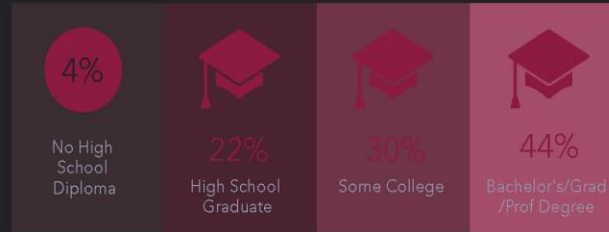
## DEMOGRAPHIC PROFILE

Rhythm City Casino 3

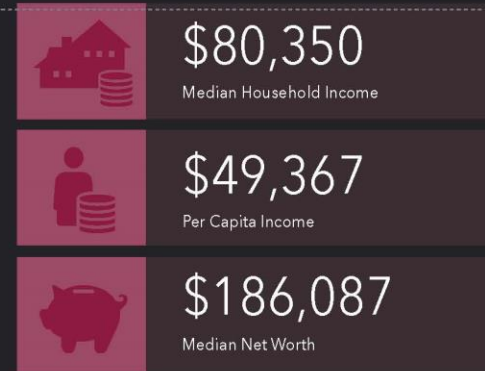
Ring of 3 miles



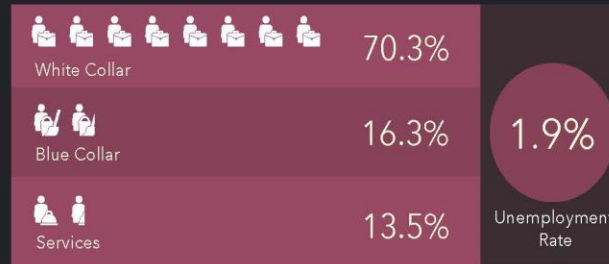
### EDUCATION



### INCOME



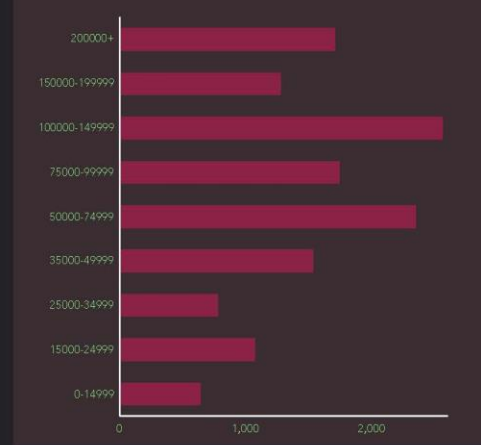
### EMPLOYMENT



### KEY FACTS



### HOUSEHOLD INCOME (\$)



This infographic contains data provided by Esri. The vintage of the data is 2022, 2027 © 2022 Esri