

# FOR LEASE

## 4007 E 53<sup>RD</sup> STREET

DAVENPORT, IA 52807



### PRICE

- \$22.00/SF, NNN - NORTH ENDCAP
- \$25.00/SF, NNN - NORTH ENDCAP DEMISED
- \$18.00/SF, NNN - SOUTH ENDCAP
- \$18.50/SF, NNN - SOUTH ENDCAP DEMISED

### AVAILABLE SPACE

- 4,000 SF - NORTH & SOUTH ENDCAPS
- 2,000 SF - ENDCAPS DEMISED

### BUILDING FEATURES

- LOCATED IN THE HEART OF DAVENPORTS REGIONAL SHOPPING CORRIDOR
- TRAFFIC COUNTS IN EXCESS OF 41,000 VEHICLES PER DAY
- NORTH AND SOUTH ENDCAPS AVAILABLE
- LANDLORD WILL CONSIDER CREATING A 53<sup>RD</sup> STREET ENTRANCE
- TAXES: \$5.04



## CONTACT US



**Chris Wilkins**

563 505 4741

[cwilkins@thehawkeyegroup.com](mailto:cwilkins@thehawkeyegroup.com)



**Alix Holliday**

309 292 6514

[aholliday@thehawkeyegroup.com](mailto:aholliday@thehawkeyegroup.com)

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