



# For sale

Retail or office land for sale in LeClaire, Iowa

## 1.77 acres

1399 Eagle Ridge Road  
LeClaire, Iowa 52753

### Property overview

Lot size: 1.77 acres

Sale price: \$600,000

- Located off Highway 67 (13,300 VPD) next to new Culver's and Fareway
- Convenient access to Interstate 80
- ~10 miles northeast of Davenport
- Located along the Mississippi River, LeClaire is known for its historic downtown and riverside attractions

**Contact broker for  
additional information**

[jll.com/des-moines](http://jll.com/des-moines)

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| Demographics       | Radius of the Property |           |           |
|--------------------|------------------------|-----------|-----------|
|                    | 3-miles                | 5-miles   | 10-miles  |
| Population Daytime | 6,893                  | 15,023    | 139,903   |
| Population         | 9,473                  | 19,846    | 141,452   |
| Households         | 3,888                  | 7,404     | 59,895    |
| Average HH Income  | \$131,660              | \$133,620 | \$107,911 |

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