



 **JLL** SEE A BRIGHTER WAY

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

Jones Lang LaSalle Americas, Inc.

Michael Minard, CCIM

Senior Vice President

michael.minard@jll.com

+1 563 508 4649

Nick Anderson

Associate

nicholas.anderson@jll.com

+1 515 729 6015

For sale

1399 Eagle Ridge Road, LeClaire, Iowa 52753



| 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 |

Contact broker for
additonal information

jll.com/des-moines

Michael Minard, CCIM

Senior Vice President

michael.minard@jll.com

+1 563 508 4649

Nick Anderson

Associate

nicholas.anderson@jll.com

+1 515 729 6015

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2026 Jones Lang LaSalle IP, Inc. All rights reserved.

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states