



908 W. 35TH ST.

*908 West 35th Street
Davenport, IA 52806*

Contact:

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TABLE OF CONTENTS

2	PROPERTY INFO & DISCLAIMER
3	PROPERTY DESCRIPTION
4	PROPERTY PHOTOS
9	ABOUT HONKAMP
10	DEMOGRAPHIC ANALYSIS
14	AERIAL & LOCATION REPORT
16	TRAFFIC COUNT MAP
17	JIM TANSEY
18	DAVID GELLERMAN





908 W. 35TH ST.

PROPERTY INFO:

PURCHASE PRICE:

\$6,190,000.00

PROPERTY ADDRESS:

908 WEST 35TH STREET

DAVENPORT, IA 52806

PROPERTY SIZE

20,836 SQ. FT.

LAND SIZE

1.12 ACRES

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

PROPERTY OVERVIEW

Great Investment opportunity in Davenport, Iowa. Davenport is the largest city and economic engine of the bi-state Quad Cities area. This class A office building is leased to a leading regional accounting firm, Honkamp. 3 years of term remaining with 3% annual increases. Two additional 3-year option to renew. Offered at a 7.6% cap rate on projected 2025 NOI. High-end office furnishes throughout .

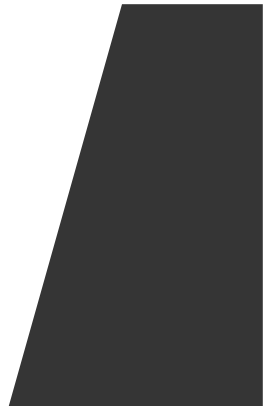


PROPERTY PHOTOS



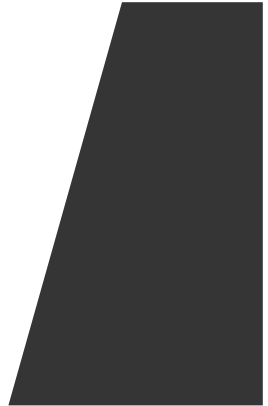


PROPERTY PHOTOS



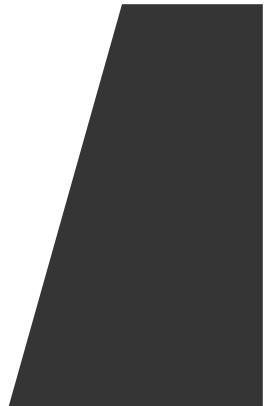


PROPERTY PHOTOS



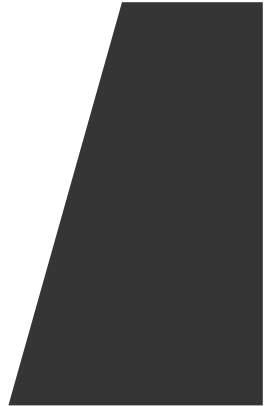


PROPERTY PHOTOS





PROPERTY PHOTOS



About Honkamp

Honkamp, P.C. is a Top 10 Midwest CPA and business advisory group (Accounting Today, 2024) that was formerly known as Honkamp Krueger & Co., P.C. Founded in 1947 and serving client organizations from coast to coast, Honkamp's clients range from privately held organizations to individuals and nonprofits. We specialize in industries including construction and real estate, dental practices, home health care, restaurants, manufacturing and distribution. Honkamp is headquartered in Dubuque, Iowa, with additional locations in Cedar Falls, Davenport, Hiawatha and Waukee in Iowa; St. Louis, Missouri; and Madison, Platteville and Oshkosh in Wisconsin.

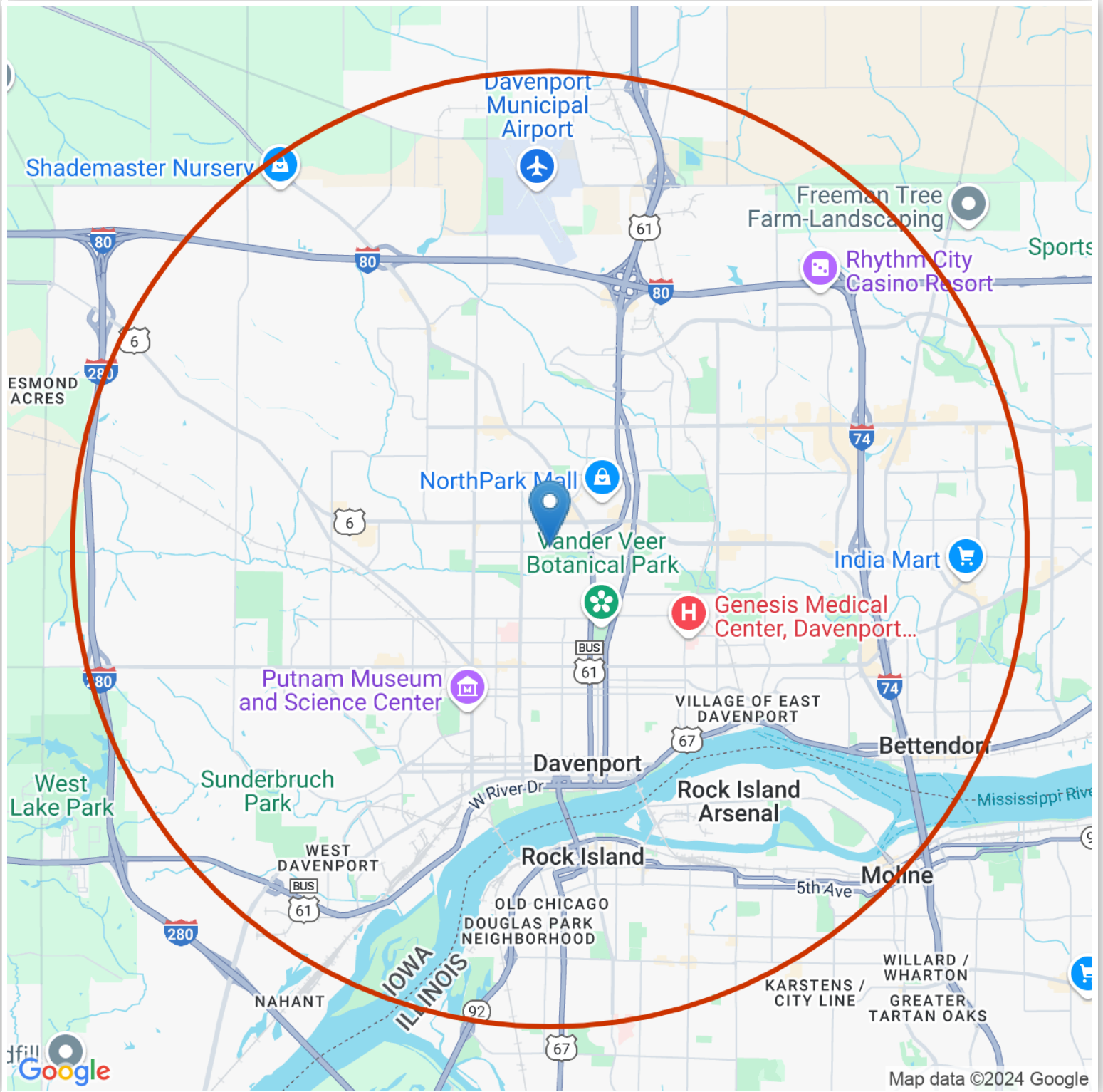
Honkamp adds value for our clients by providing forward-thinking, effective and timely services and solutions. Our promise of first-class customer service and client loyalty is demonstrated through our renowned 11-point customer service program and the award-winning Honkamp Client Patronage Program. Also, our commitment to a system of quality control is proven with our peer review report and acceptance of that report by Association of International Certified Professional Accountants.

Honkamp is an independently owned and operated member firm of [CPAmerica, Inc.](#), one of the largest associations of CPA firms in the United States. Through our affiliation, we have instant access to the expertise and resources of more than 4,000 professionals across the country. CPAmerica is a member of Crowe Global, providing our firm access to more than 200 independent accounting and advisory services firms in 130 countries.

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Location/Study Area Map (Ring: 5 mile radius)



Map data ©2024 Google



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KEY FACTS

147,363
Population

37.7 Median Age

2.31
Average Household Size

61,191
2020 Total Households

EDUCATION

4.83%
No High School Diploma

11.33%
High School Graduate

20.05%
Some College

21.05%
Bachelor's/ Grad

BUSINESS

6,146
Total Businesses

103,124
Total Employees

EMPLOYMENT

8,211
Manufacturing Employees

22,257
Retail Trade Employees

8,254
Eating & Drinking Employees

7,098
Finance/Ins/Real Estate Emp

3.3% Unemployment Rate

INCOME

\$58,341
Median Household Income

\$33,742
Per Capita Income

\$120,652
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (20.3%) ■
The smallest group : \$200,000+ (4.66%) ■

Indicator	Value(%)	
< \$15,000	11.69	■
\$15,000 - \$24,999	7.19	■
\$25,000 - \$34,999	8.7	■
\$35,000 - \$49,999	13.67	■
\$50,000 - \$74,999	20.3	■
\$75,000 - \$99,999	11.88	■
\$100,000 - \$149,999	15.42	■
\$150,000 - \$199,999	6.49	■
\$200,000+	4.66	■



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Community Profile



147,363
Population
Total

-0.05%
Population
Growth

2.31
Average
HH Size

37.7
Median
Age

57.3
Diversity
Index

\$58,341
Median HH
Income

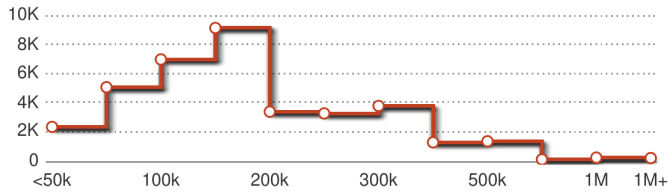
\$173,013
Median Home
Value

21.69%
Under 18

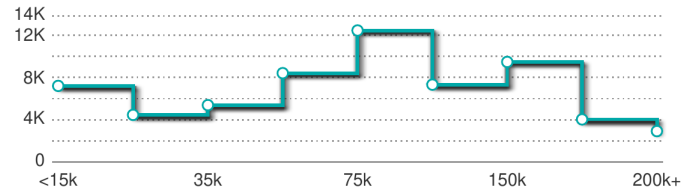
60.61%
Ages 18
to 65

17.7%
Aged 66+

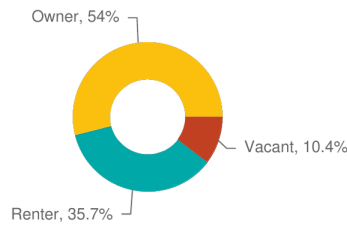
HOME VALUE



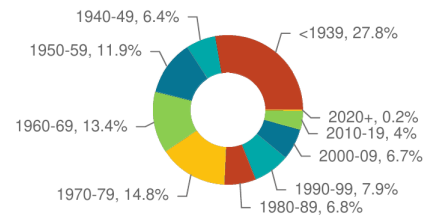
HOUSEHOLD INCOME



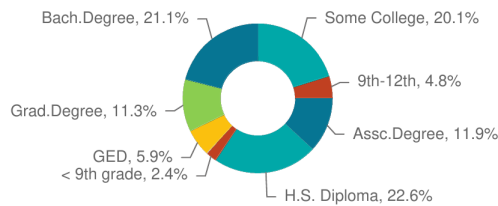
HOME OWNERSHIP



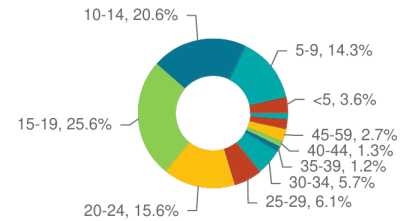
HOUSING: YEAR BUILT



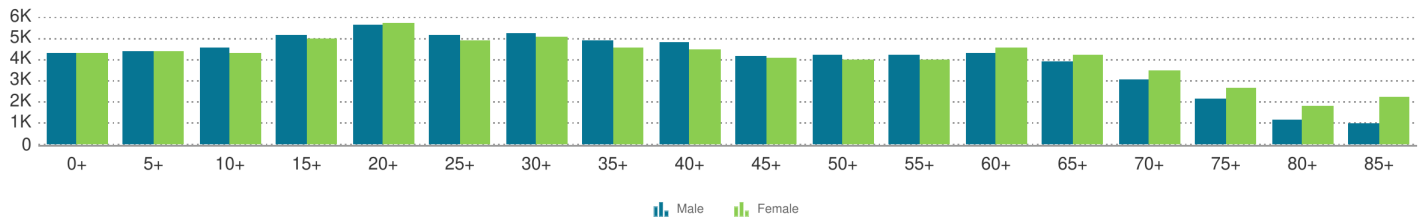
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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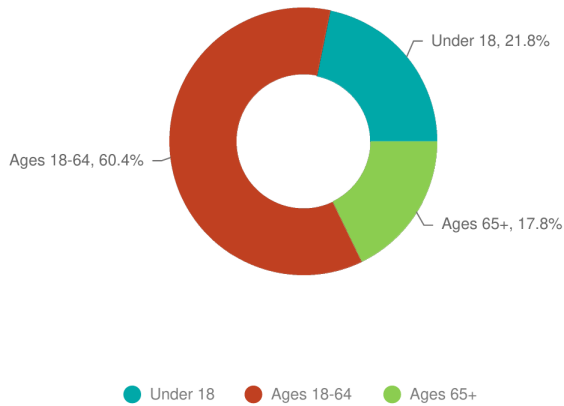
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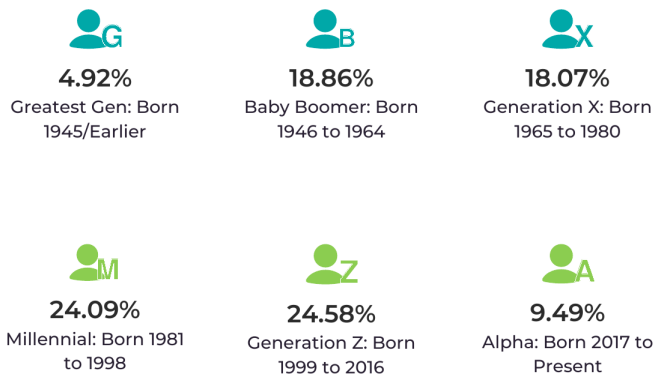
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

147,363 Population	61,636 Households	37.7 Median Age
2.31 Avg Size Household	\$58,341 Median Household Income	\$173,013 Median Home Value
62 Wealth Index	120 Housing Affordability	57.3 Diversity Index

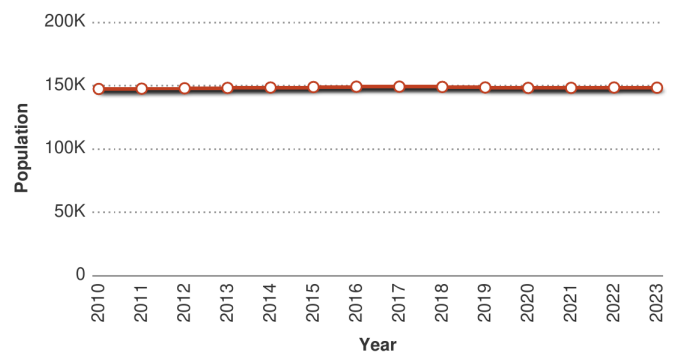
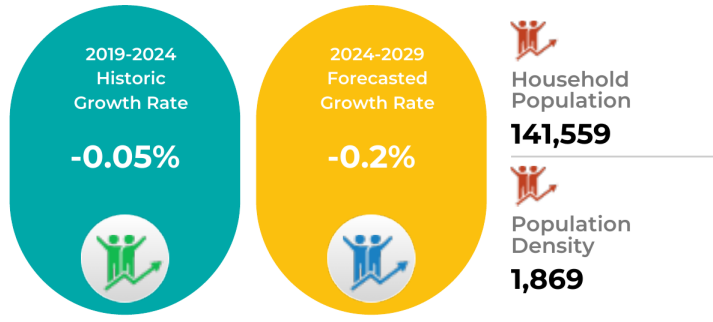
POPULATION BY AGE



POPULATION BY GENERATION



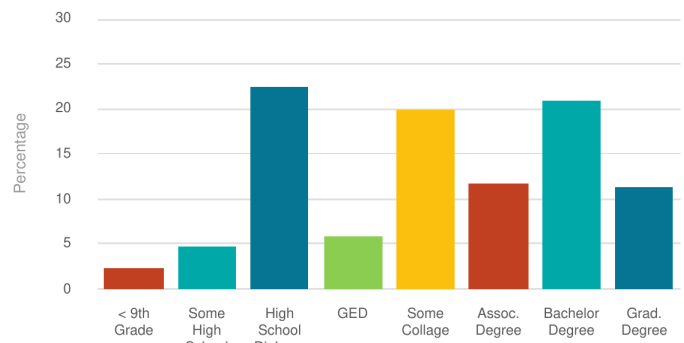
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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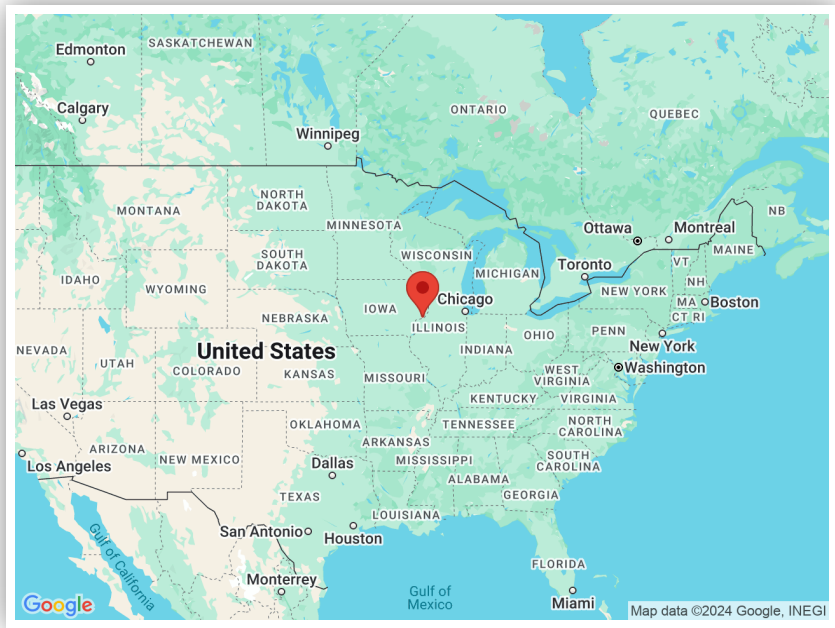
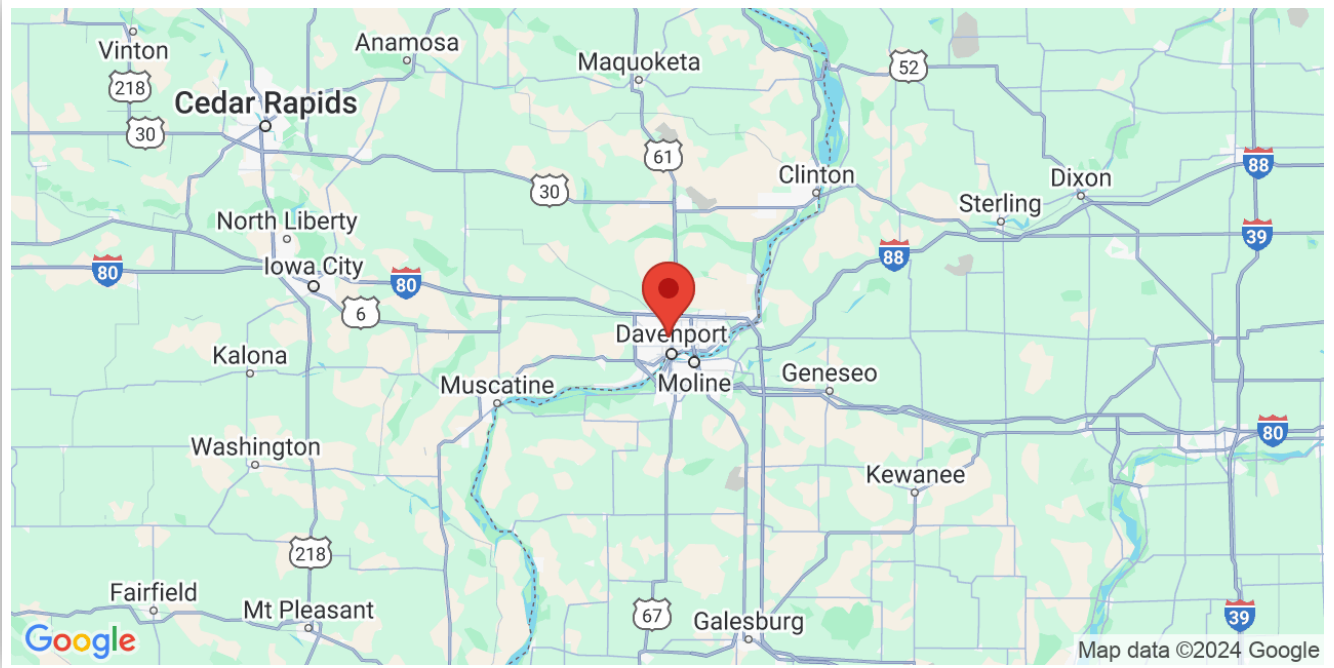
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AREA LOCATION MAP



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AERIAL ANNOTATION MAP



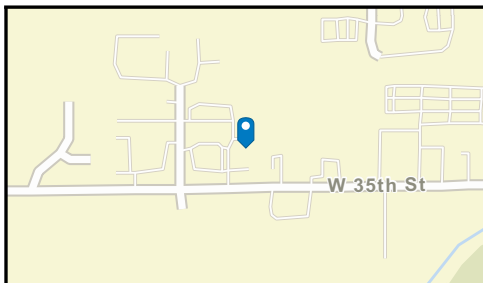
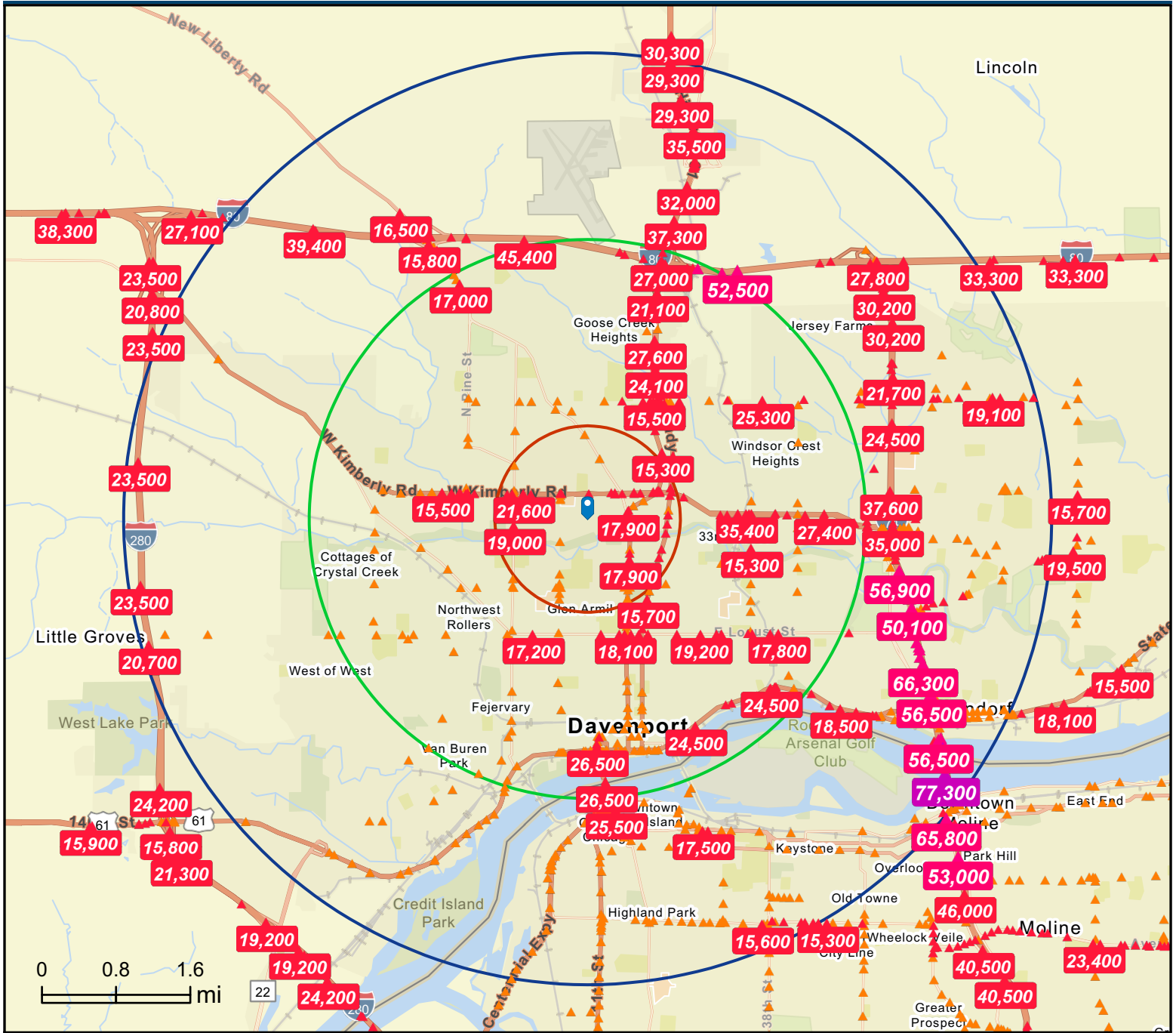
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Traffic Count Map

908 W 35th St, Davenport, Iowa, 52806
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.55617
Longitude: -90.58539



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

Professional Profile



Jim Tansey, CCIM

President

Licensed in Iowa and Illinois

C 563.349.3030

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***Integrity and respect
are the foundation
Hawkeye was built up-
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that go above and be-
yond to help their cli-
ents with their commer-
cial real estate needs.***



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Jim is a problem solver, and is passionate about helping his clients maximize the return on their investment in real estate. Earning his CCIM (Certified Commercial Investment Member) Designation in 2005, Jim went on to serve as the Iowa CCIM Chapter President in 2013, and was the Region 5 Vice President for the CCIM Institute in 2018. He is currently the 2023 Treasurer-Elect of the CCIM Institute, and serves on the Board of Directors. Jim is an experienced broker, investor, developer, and property manager, and can help with all of your commercial real estate needs.

Education

- 1991 BBA in Finance, University of Iowa
- 2005 CCIM Designation, CCIM Institute

Volunteer Leadership

- CCIM Institute
 - 2024 Treasurer
 - 2023 Treasurer-Elect
 - 2021-2023 Board of Directors, Member At Large
 - 2022 Presidential Advisory Group—International, Member
 - 2021 Government Affairs Committee, Chair
 - 2021 Jay W. Levine Leadership Academy, Graduate
 - 2018-2022 Government Affairs Committee, Member
 - 2018-2019, 2021-2022 Finance Committee, Member
 - 2018 Finance Committee, Reserves Task Force, Member
 - 2018 Regional Vice President, Region 5
- CCIM, Iowa Chapter
 - 2013 Chapter President
 - 2012 Iowa Commercial Real Estate Expo, Co-Chair
 - 2007-2014, 2018-2024 Board of Directors, Member
- Bettendorf Development Corporation
 - 2022-2024 President
 - 2015-2022 Member
- City of Bettendorf Board of Adjustments
 - 2020-2022 Member

Professional Profile



David Gellerman

CEO | Managing Broker

Licensed in Iowa and Illinois

C 563.505.6254

dgellerman@thehawkeyegroup.com

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David is a deal maker. He pairs his natural tenacity with a creative approach to finding the deal that works for all parties. David's philosophy is to treat each deal as a relationship rather than just another transaction. He works through every deal step-by-step with his clients and provides outstanding customer service throughout the process. David is an experienced broker, investor/developer and property manager, working across commercial real estate sectors including retail, investment, office, multi-family and industrial. He is a member of the International Conference of Shopping Centers (ICSC) and the Iowa CCIM Chapter and serves on several non-profit boards.

Education

- 1987 BBA, Drake University

Volunteer Leadership

- Quad City Area Realtors
 - President Elect: 2023
 - Secretary/Treasurer: 2022
 - Board of Directors: 2020– Present
- Genesis Health System Philanthropy Board of Directors: 2018-2023
- Better Health Foundation Board of Directors: 2023-Present
 - Chairman, Finance & Investment Committee: 2023-Present
- WVIK—Quad Cities NPR (Augustana Public Radio)
 - Chairman: 2020-2021
 - Board of Directors: 2009-2021
- Quad Cities Chamber of Commerce
 - Illinois Political Action Committee: 2014-2023
 - Iowa Political Action Committee: 2014-2023
 - Business Advocacy Council: 2023-Present
 - Air Service Task Force: 2023-Present
- Quad Cities Cultural Trust
 - Campaign Committee: 2018-2022
- Junior Achievement of the Quad Cities
 - Volunteer Classroom Instructor: 1996-2020
- Big Brothers, Big Sisters
 - Big Brother: 2019-Present
- Congregation Beth Israel
 - Board of Directors: 1994– Present
 - President: 2004-2005
- Jewish Federation of the Quad Cities
 - Board of Directors: 2005-Present
- Hebrew Cemetery
 - Board of Trustees: 2010-Present



HAWKEYE COMMERCIAL
REAL ESTATE
JIM TANSEY, CCIM



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