



Lot 3 - 1.68 AC

Lot 2 - 0.54 AC

Lot 1 - 0.86 AC

COMMERCIAL LOTS

FOR SALE

1552 WELCOME CENTER DR | LE CLAIRE, IA



WSG
CRE
SKOGLMAN
COMMERCIAL



PROPERTY OVERVIEW

Located in Le Claire, this offering includes three commercial development sites positioned within an established corridor currently shared with nearby hospitality and commercial users. The lots are situated on a larger parent parcel and have been conceptually divided for marketing purposes, offering flexibility for a range of commercial uses.

The sites include Lot 1 (0.86 acres) and Lot 2 (0.54 acres), each offered at \$11.00 PSF, and Lot 3 (1.68 acres) offered at \$5.00 PSF, providing options for both smaller-scale and larger footprint development. With proximity to existing uses such as Comfort Inn & Suites and convenient access to Interstate 80, the property benefits from established traffic patterns and regional connectivity within the Quad Cities market. Lot 1 & 2 are situated adjacent to the future site of a Culver’s restaurant.

Property Details	
Address	1552 Welcome Center Dr, Le Claire, IA 52753
Parcel #	8503374071B
Lot Size	Lot 1 - 0.86 AC Lot 2 - 0.54 AC Lot 3 - 1.68 AC
Legal Description	EAGLE POINTE SUBD Lot: 007 EAGLE POINTE SUBD LOT7 & PT LOT 11 TR B
Zoning	General Commercial
Property Taxes	\$99,170
Offering Price	Lot 1 - \$11.00 PSF (\$412,078 asking price) Lot 2 - \$11.00 PSF (\$258,746 asking price) Lot 3 - \$5.00 PSF (\$365,904 asking price)



AERIAL MAP



Bridgeview
Elementary School

Kwik Star

FAREWAY
MEAT & GROCERY

SITE

Future
Culver's

Shell

McDonald's

snap fitness 24/7

Riverside
ASIAN
KITCHEN

HUNGRY HOBO

H
Holiday Inn
Express

The Mississippi River

S Cody Rd (12,900 VPD)

INTERSTATE
80

INTERSTATE
80

29,700 VPD



PARCEL MAP



Lot 3 - 1.68 AC

Lot 1 - 0.86 AC

Lot 2 - 0.54 AC



QUAD CITIES MSA OVERVIEW

Le Claire is a Mississippi Riverfront community known for its historic charm, walkable downtown, and strong sense of place. Positioned along Interstate 80, it combines small-town character with regional accessibility, supporting steady residential growth and complementary local commercial activity.

Located within the Quad Cities MSA, Le Claire benefits from a connected riverfront region that functions as a single economic hub. With established infrastructure and multiple population centers, the area supports consistent commercial growth while communities like Le Claire offer distinct local appeal.



Ranked #3 Best Affordable Places to Live



Ranked #3 most diversified metro economy in the U.S.



Ranked #79 best place to live in the U.S.

Quad Cities MSA

Population	474,000
Jobs	188,900
Companies	12,959
Counties	3
School Districts	15
Colleges & Universities	50

Top Employers

John Deere	7,500
Rock Island Arsenal	6,300
UnityPoint Health	6,100
MercyOne	4,700
Hy-Vee	4,200



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	604	1,833	4,798
	2025 Population	2,689	9,778	20,323
	Annual Population Growth Rate	-0.1%	-0.2%	-0.1%
	2025 Median Age	42.0	43.2	43.1
	2025 Total Households	1,098	4,021	7,545
	Annual Household Growth Rate	0.0%	0.0%	0.1%
	2025 Average Household Income	\$117,387	\$131,644	\$134,313
	Daily Traffic Count: 29,700 VPD			



CONTACTS



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