



For Lease

Elmore Marketplace
4400 Elmore Avenue
Davenport, IA 52807

Retail space available for lease in Davenport

Availability: +/- 3,000-12,000 SF Inline

Rate: Negotiable

Estimated OPEX: Available upon request

- Centrally located along Davenport's popular Elmore Avenue retail corridor, Elmore Marketplace integrates hotel, restaurant and retail space seamlessly.
- The retail space is anchored by DSW and HomeGoods. Others include Carter's, Lane Bryant, Boot Barn, Lebeda Mattress Factory, Kirkland's Hickory Farms, and Fleet Feet.
- Open walkways designed to promote cross shopping
- Digital monument signage available to all tenants at no charge
- Electric Vehicle "Fast Charging" systems on site
- Visible to I-74 (36,000 VPD) and Elmore Avenue (19,300 VPD)

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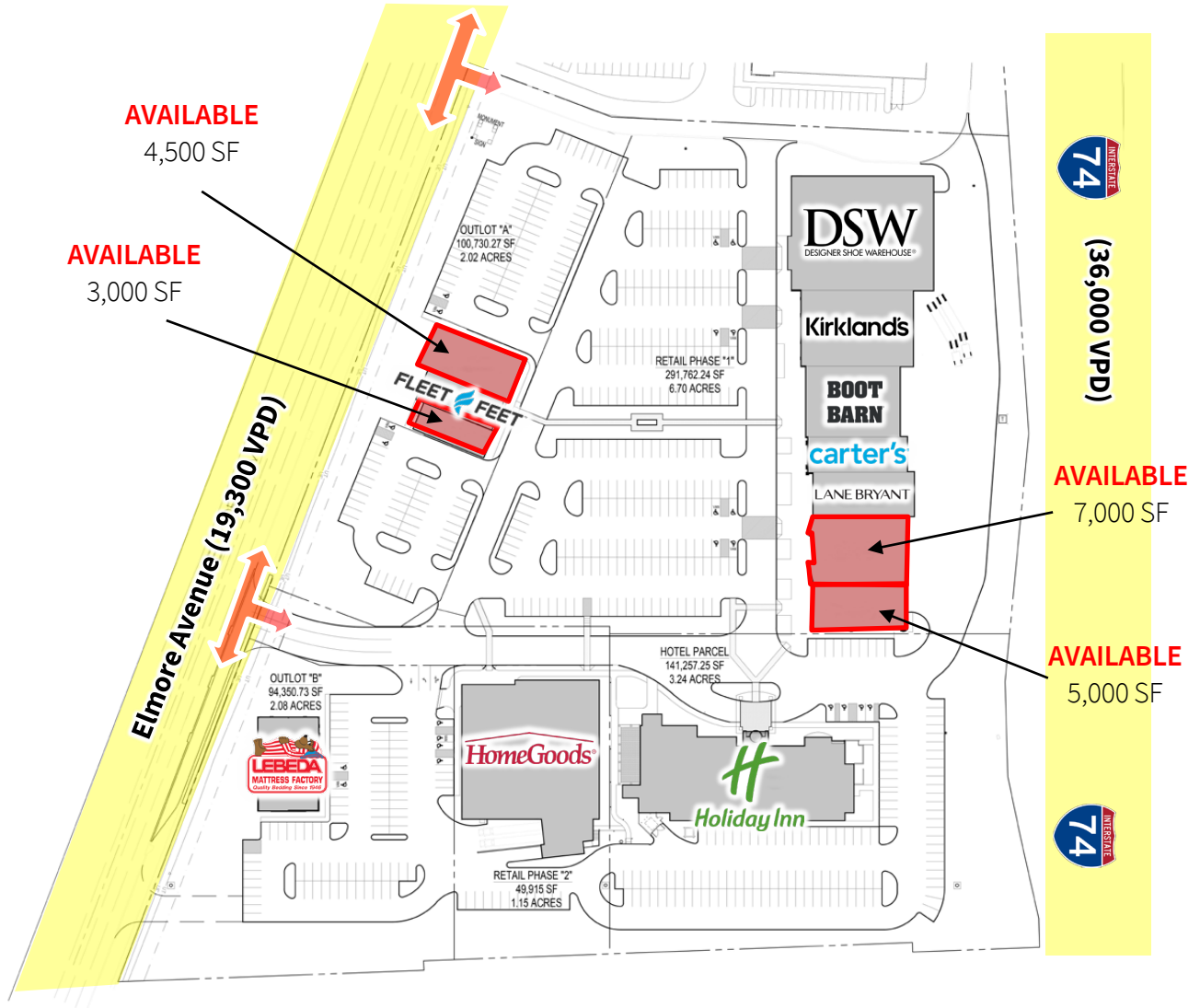
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Floorplan

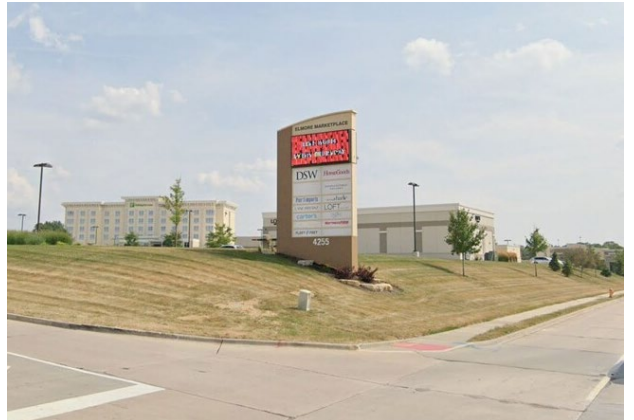
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Availability

	Square Footage	Rate
4255 Elmore Avenue	4,500 RSF	Negotiable
4259 Elmore Avenue	3,000 RSF	Negotiable
4221 Elmore Avenue	7,000 RSF	Negotiable
4219 Elmore Avenue	5,000 RSF	Negotiable

Photos



Aerial



Retail Map



Demographics

	3 Mile	5 Miles	10 Miles
Population	65,646	274,522	288,371
Households	28,106	114,487	120,145
Average HH Income	\$76,605	\$62,915	\$63,730

Traffic Counts

Elmore Avenue	19,300 VPD
I-74	36,000 VPD
Highway 6 & Elmore	31,800 VPD

Contact

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