



For Lease

Elmore Marketplace
4400 Elmore Avenue
Davenport, IA 52807

Retail end-cap available for lease in Davenport

Suite: 4259 Elmore Avenue

Square Feet: 3,000 RSF

Rate: Negotiable

Est. OPEX (2024): \$8.50/RSF

- 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)

Aaron Hyde

Senior Vice President

Jones Lang LaSalle Brokerage, Inc.

+1 515 953 8834

aaron.hyde@jll.com

Meredith Hedstrom

Vice President

Jones Lang LaSalle Brokerage, Inc.

+1 515 419 2963

meredith.hedstrom@jll.com



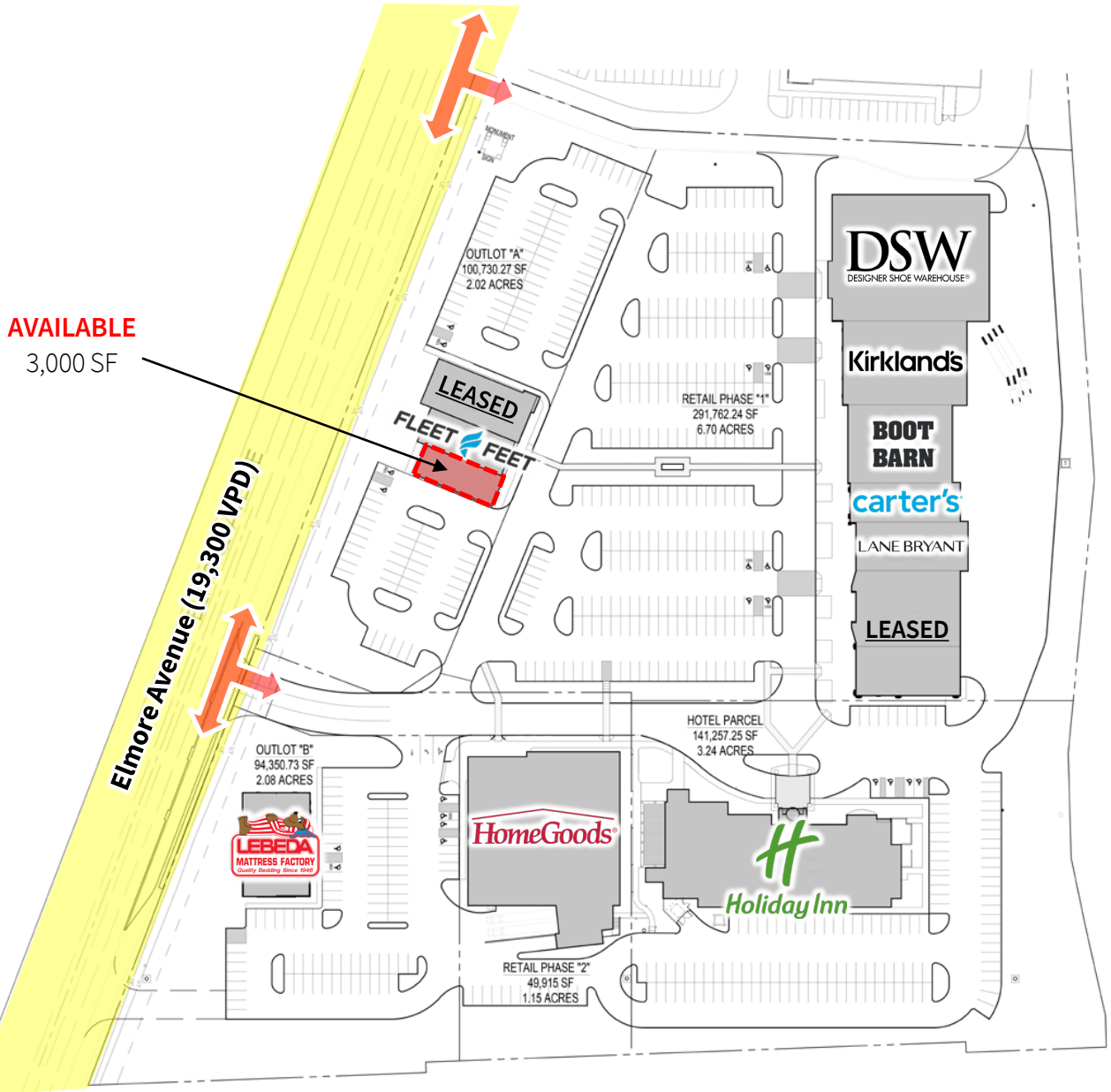
Floorplan

Suite: 4259 Elmore Avenue

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(36,000 VPD)



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

Meredith Hedstrom

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801 Grand Avenue, Suite 330 | Des Moines, Iowa 50309

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