



# Midtown Plaza

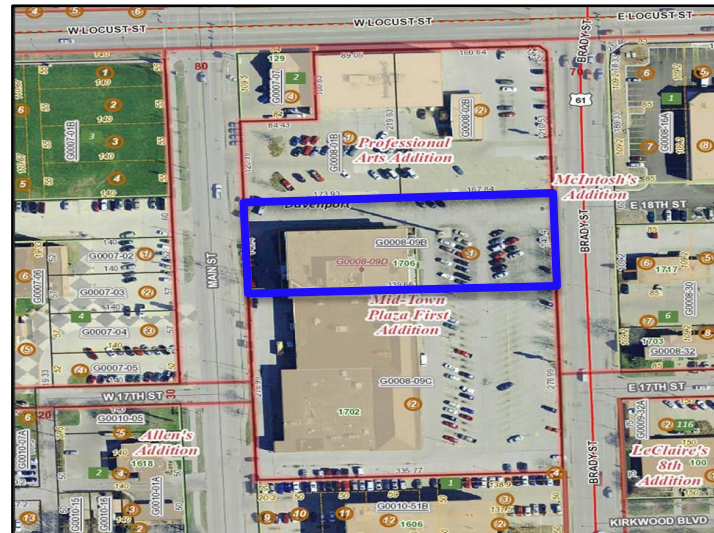
## 1706 North Brady Street

Davenport, Iowa 52806

Lease rate: \$12.50 PSF (Gross)

### Property Features

- Midtown Plaza is located a great central location
- Full gross lease; tenant pays and contracts for their own internet, phone and unit janitorial
- Exceptional parking
- Available suites range in size from 735 SF to 1,520 SF
- Lot: 1.10 acres
- Zoned: C-1



### Demographics

	1 Mile	3 Miles	5 Miles
Total Population:	19,700	90,864	186,877
Total Households:	7,305	36,476	76,094
Average Income:	\$53,367	\$63,277	\$70,198

For more information:

**Jeff Heuer, CNE**

563.823.5107

jheuer@ruhlcommercial.com

VISIT OUR WEBSITE FOR MORE INFORMATION

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

UPDATED: 10/2019

5111 Utica Ridge Road

Davenport, IA 52807

563.355.4000

[www.ruhlcommercial.com](http://www.ruhlcommercial.com)



## Available Spaces

Rate based on 2 year lease  
Owner reserves the right of tenant use

Suite	Size (SF)	Lease Rate	Per Month	Lease Type
107	888	\$12.50 PSF	\$925.00	Gross
205	1520	\$12.50 PSF	\$1,584.00	Gross
207	735	\$12.50 PSF	\$765.00	Gross

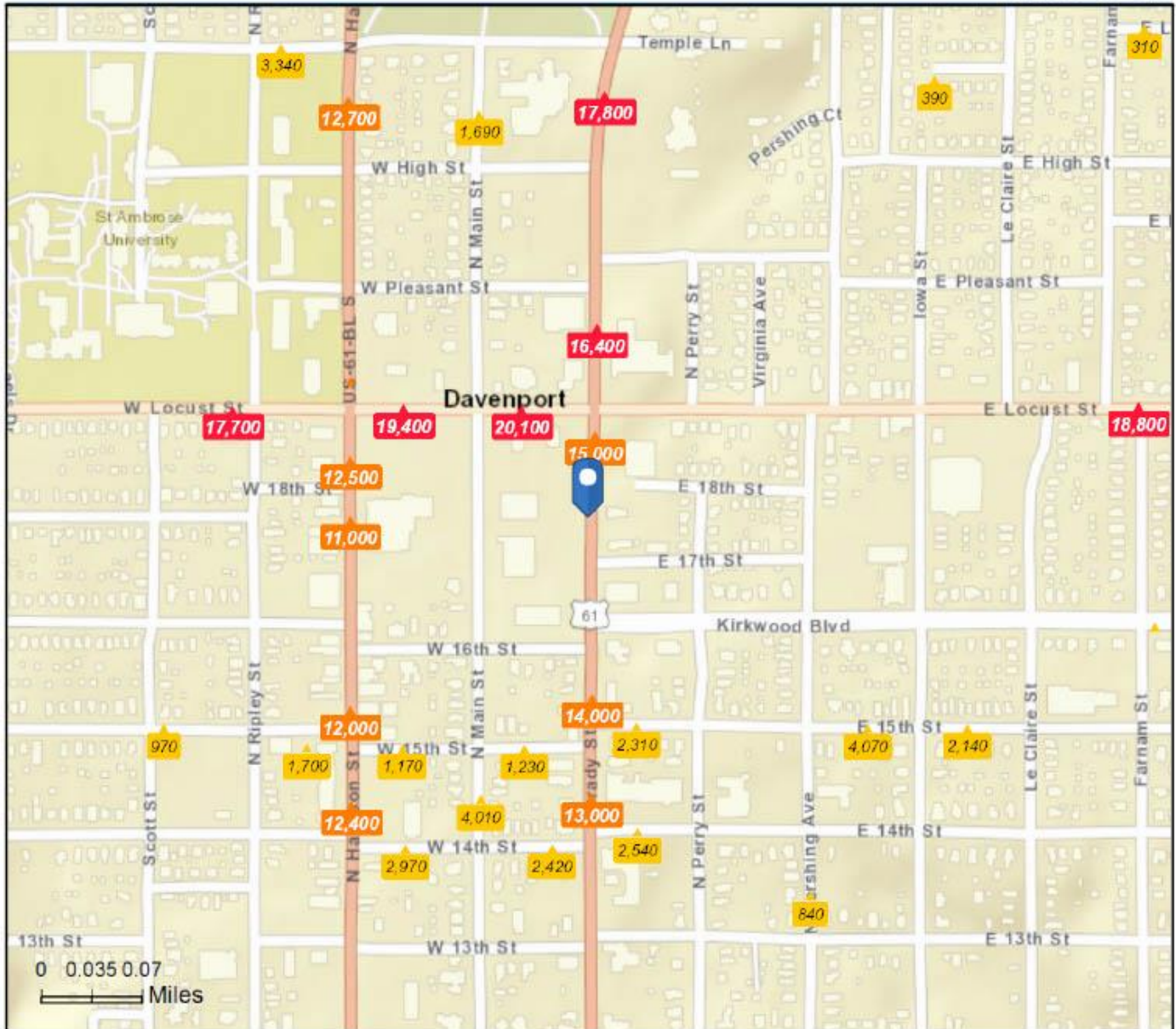




## Traffic Count Map - Close Up

1706 Brady St, Davenport, Iowa, 52803  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.53719  
Longitude: -90.57411



- 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: ©2019 Kalibrate Technologies (Q2 2019).

October 23, 2019

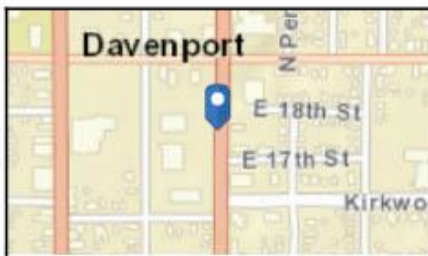
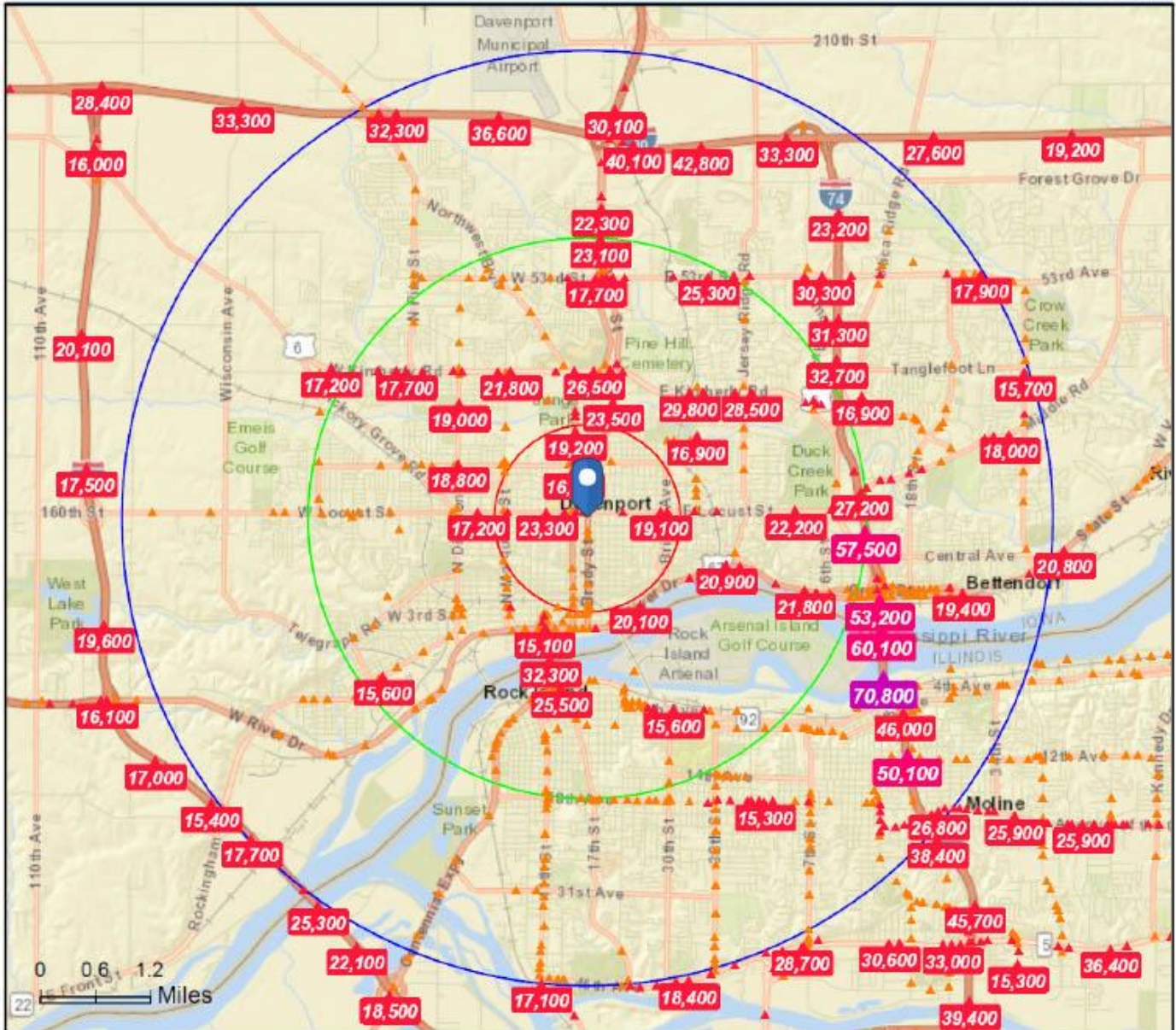




## Traffic Count Map

1706 Brady St, Davenport, Iowa, 52803  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.53719  
Longitude: -90.57411



- 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: ©2019 Kalibrate Technologies (Q2 2019).

October 23, 2019