

# FOR SALE/LEASE

## 4607 E 53<sup>RD</sup> STREET

DAVENPORT, IA 52807

### **BIRCHWOOD SOUTH**

- 17.93-ACRE COMMERCIAL DEVELOPED BY SJ RUSSELL, A DIVISION OF RUSSELL CONSTRUCTION COMPANY.
- LOCATED IN A WELL POPULATED AREA WITH APPROXIMATELY 46,000 RESIDENTS WITHIN A 3-MILE RADIUS FEATURING THE GREATEST NUMBER OF HIGH-INCOME HOUSEHOLDS IN THE MARKET.
- LOCATED IMMEDIATELY SOUTH OF BIRCHWOOD NORTH, A 30+-ACRE, CLASS A OFFICE PARK ALSO DEVELOPED BY SJ RUSSELL AND HOME TO EMPLOYERS INCLUDING RSM, LEE ENTERPRISES, DELOITTE, MERRILL LYNCH/BANK OF AMERICA, THE UNIVERSITY OF IOWA TIPPIE SCHOOL OF BUSINESS, REGUS, SHIVE-HATTERY, RIVER STONE GROUP, GEIFMAN FIRST EQUITY, GENESIS HEALTH SYSTEMS, SENTRY INSURANCE, MISSISSIPPI VALLEY BLOOD CENTER, FIRST NATIONAL BANK, DUNN BROS. COFFEE, ORANGE THEORY, YOUR PIE AND RUSSELL CONSTRUCTION
  - OVER 2,000 EMPLOYEES WORK IN AND AROUND THE OFFICE PARK DAILY.
- BORDERED ON THE NORTH BY EAST 53<sup>RD</sup> STREET - 35,000 VPD.
- BORDERED ON THE SOUTH BY NEW RESIDENTIAL DEVELOPMENT BY DAN DOLAN HOMES



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### FOR LEASE

LOT	SIZE	PRICE
6B	1,745 SF	\$29.00/SF
	1,949 SF	\$28.00/SF



Birchwood South First Addition Site Plan

53rd Street, Davenport, Ia.



0 50 100 200  
SCALE IN FEET

RUSSELL

SHIVEHATTERY  
ARCHITECTURE+ENGINEERING



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**HAWKEYE**  
COMMERCIAL REAL ESTATE

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### PRICE

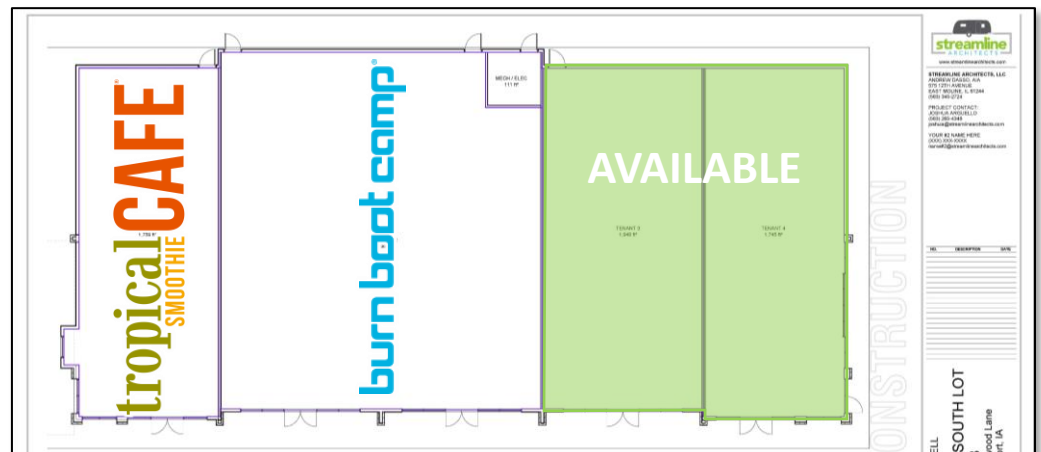
- LOT 6B - \$28.00/SF (INLINE)
- LOT 6B - \$29.00/SF (ENDCAP)

### AVAILABLE SPACE

- 1,745 SF
- 1,949 SF

### BUILDING FEATURES

- NEW CONSTRUCTION MULTI-TENANT RETAIL CENTER
- AMPLE CUSTOMER PARKING
- AVAILABLE COMMERCIAL SPACES WILL BORDER NEW RESIDENTIAL DEVELOPMENT SITUATED ON THE BACK HALF OF THE BIRCHWOOD SOUTH DEVELOPMENT



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