

KIMBERLY COMMONS SPACES FOR LEASE

3101 W. Kimberly Road | Davenport, Iowa



OVERVIEW

Fantastic leasing opportunities at this high-volume Walmart Supercenter anchored center where Dollar Tree has recently opened. This is a heavily traveled retail corridor in the Quad Cities and is the first shopping center coming from the west into Davenport on Highway 6. There are retail spaces and ground lease opportunities available in this 32,000 SF Shadow-anchored center that sits adjacent to Walmart and is within close proximity to North Park Mall.

DEMOGRAPHICS

ESRI 2025	3 mile	5 mile
Population	63,159	107,655
Avg. HH Income	\$82,480	\$82,004

FEATURES

- **1,500-6,000 SF Available for Lease & Development Lots for Ground Lease**
- Commercial retail spaces available at 1,500, 2,000, 4,000 & 5,000 SF
- Base rent: Mid-teens/SF/year
- Several development lots available for ground lease from 0.62-4.0 acres, can be combined
- Ground lease rate: \$1.50/SF/year
- Traffic count on W Kimberly Rd: 22,200 VPD (DOT)

FOR MORE INFORMATION:

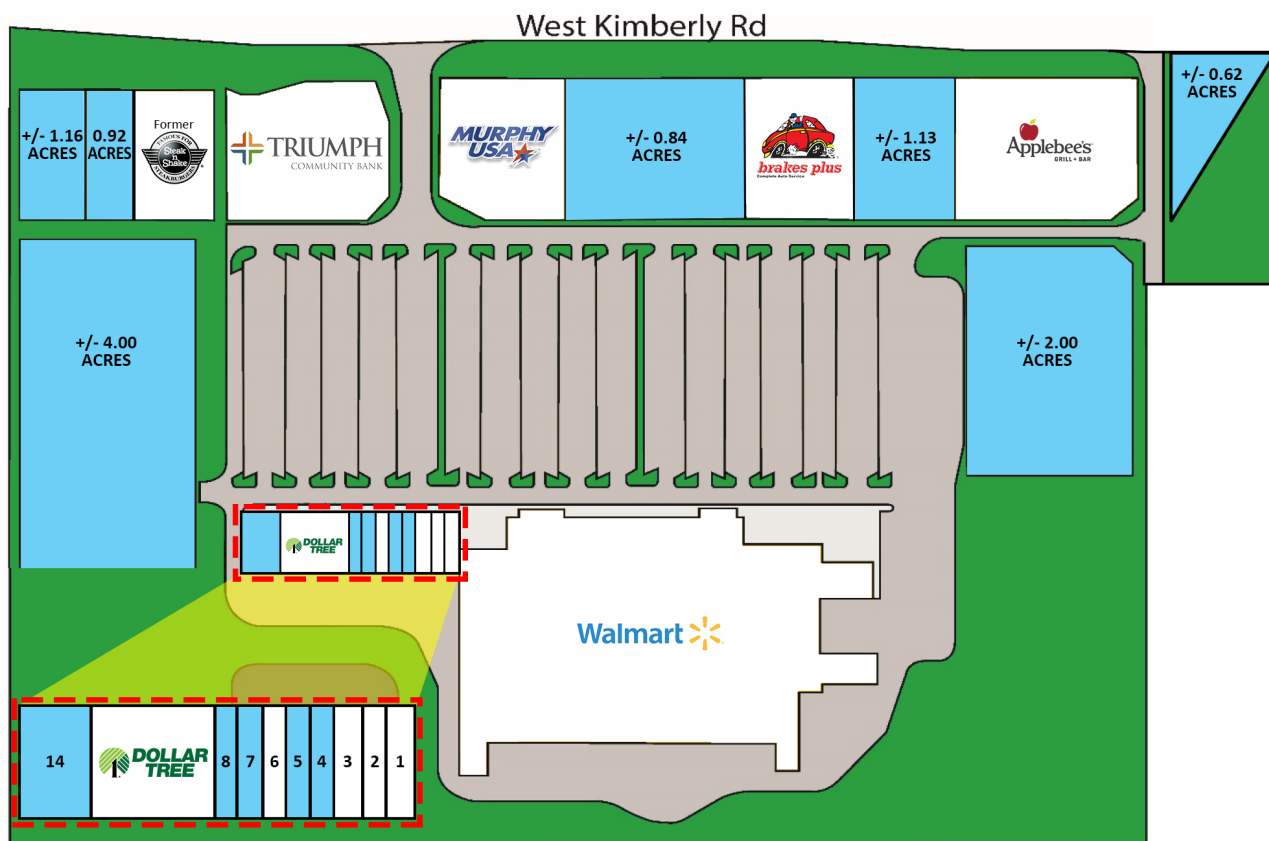
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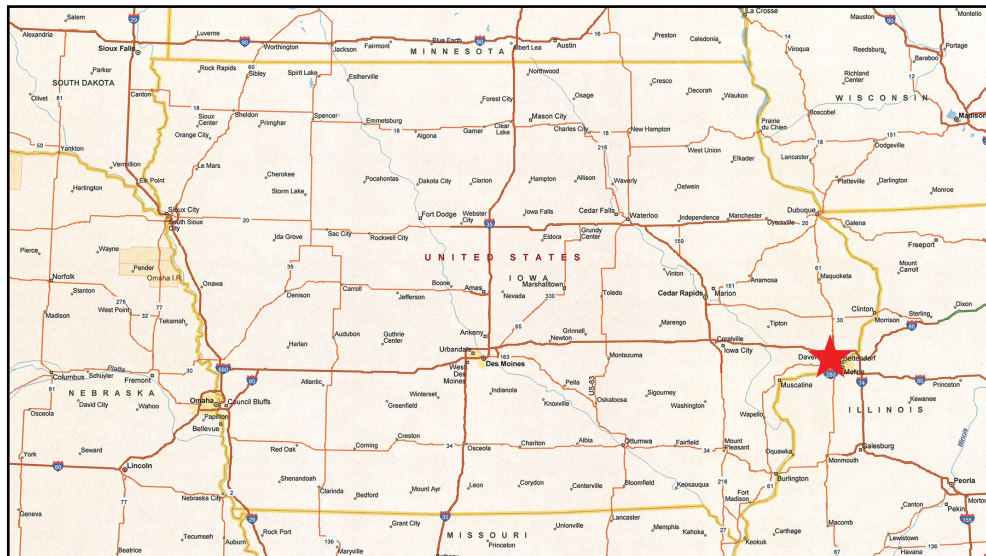
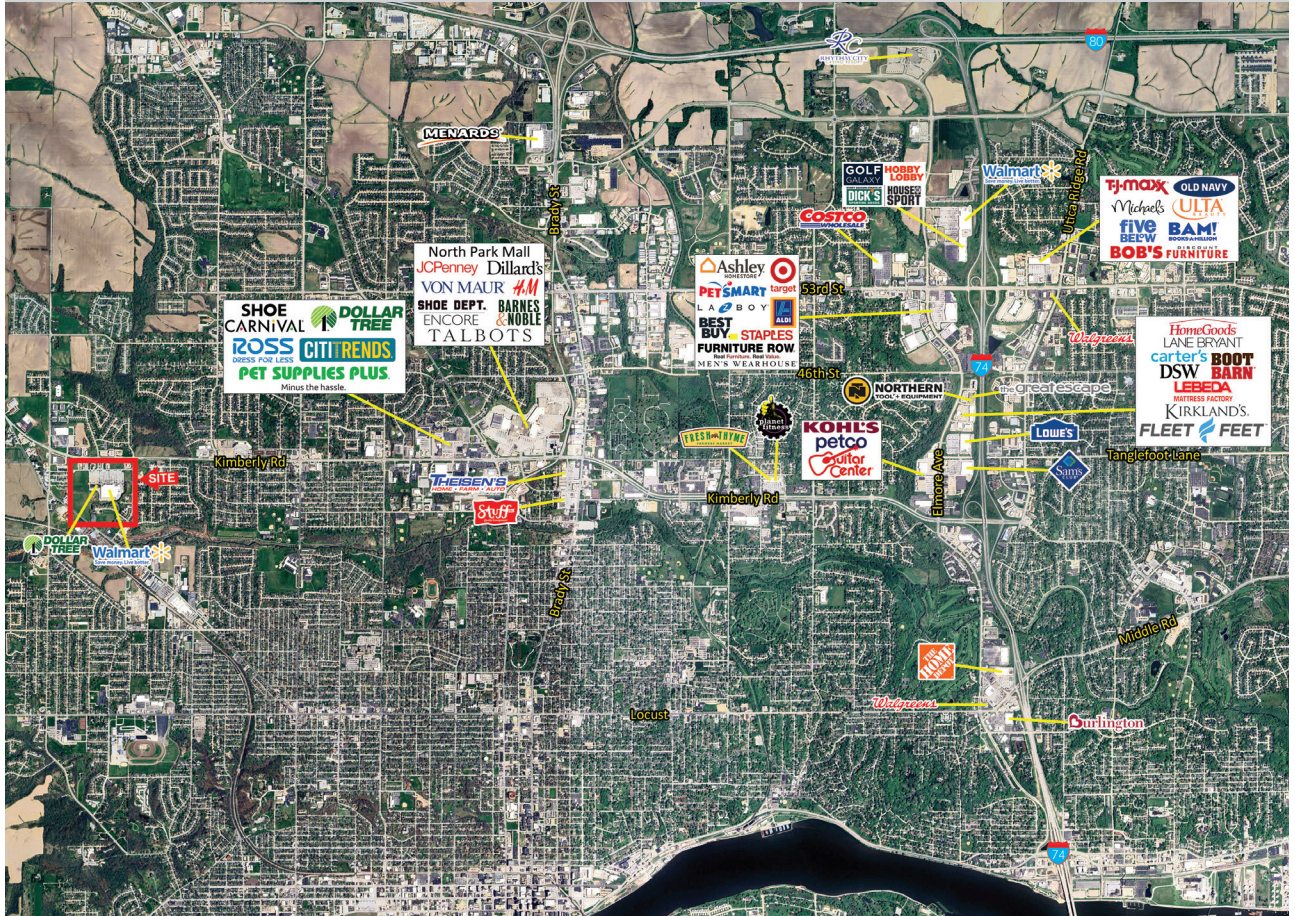
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1.	Game Stop	1,750 sq. ft.	6.	Cost Cutters	1,500 sq. ft.
2.	Sally Beauty	2,000 sq. ft.	7.	AVAILABLE	1,500 sq. ft.
3.	Greenleaf Tobacco	3,000 sq. ft.	8.	AVAILABLE	2,000 sq. ft.
4.	AVAILABLE	4,000 sq. ft.	9-13.	DOLLAR TREE	9,250 sq. ft.
5.	AVAILABLE	2,000 sq. ft.	14.	AVAILABLE	5,000 sq. ft.

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