

FOR SALE

1919 HARRISON STREET

1919 HARRISON STREET DAVENPORT, IA 52806



PROPERTY DESCRIPTION

Absolute Net Leased Corporate Village Inn located next to St. Ambrose University.

PROPERTY HIGHLIGHTS

- Tenant just exercised renewal option showing commitment to the location
- Leased through 10/31/2030
- Strong Rent to Sales
- Harrison street is a main thoroughfare through the metro

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	0.76 Acres
Building Size:	5,439 SF
NOI:	\$90,000.00
Cap Rate:	7.2%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	284	1,710	6,982
Total Population	1,257	5,359	17,934

Ferguson

fergusoncres.com

MITCH PHILLIPS

515.309.0922

mitch@fergusoncres.com

DARIN FERGUSON

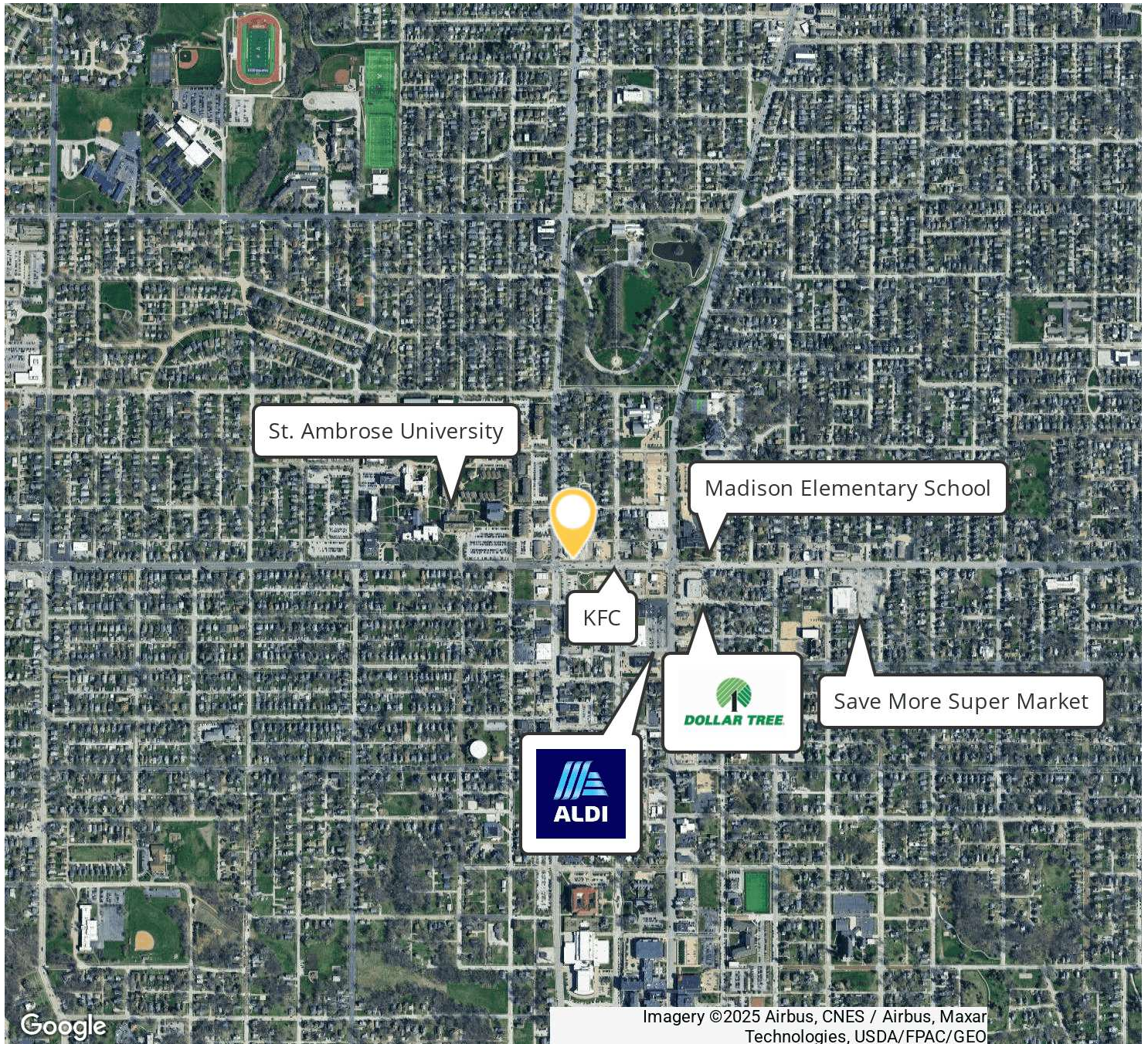
515.778.6683

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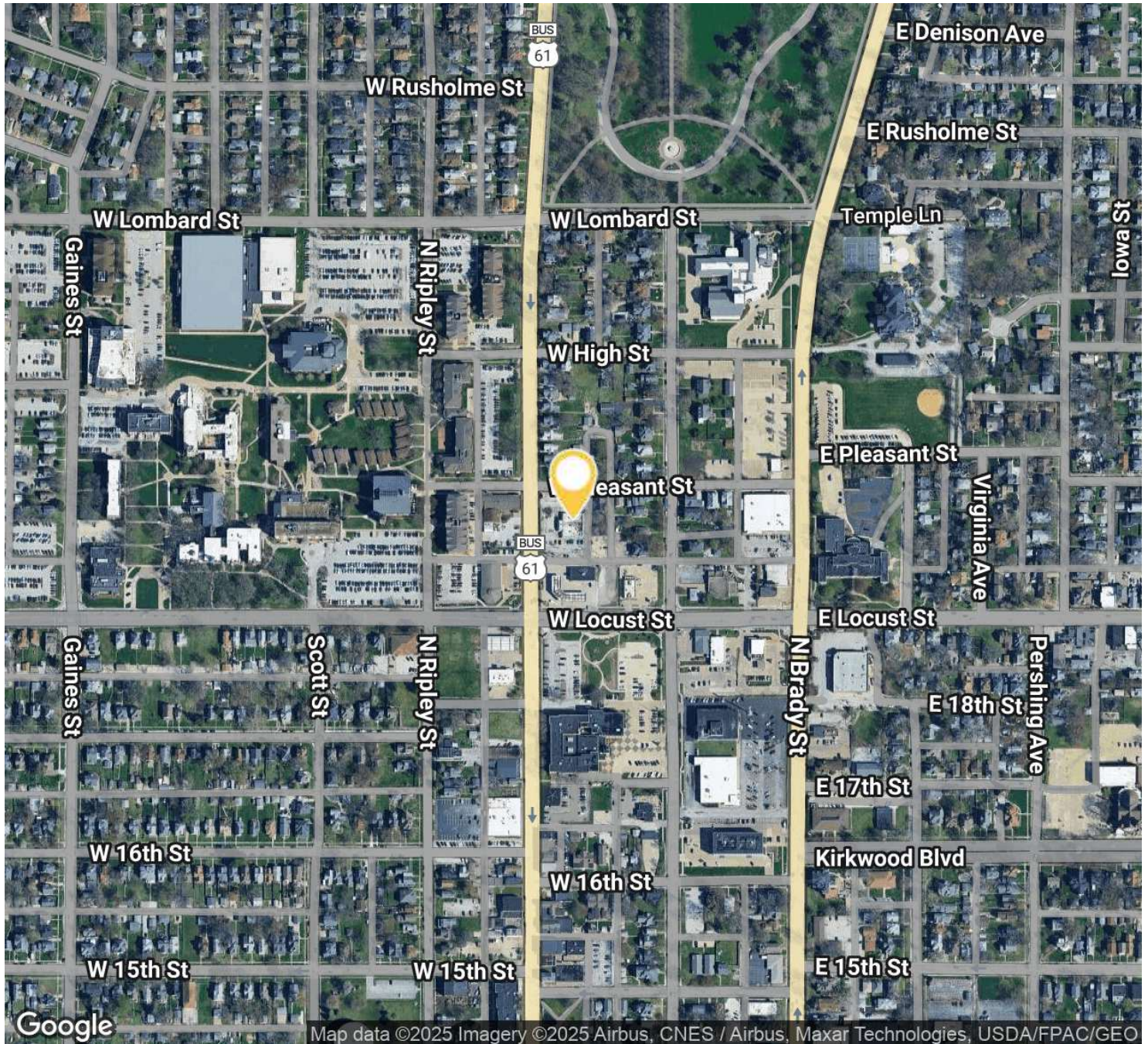
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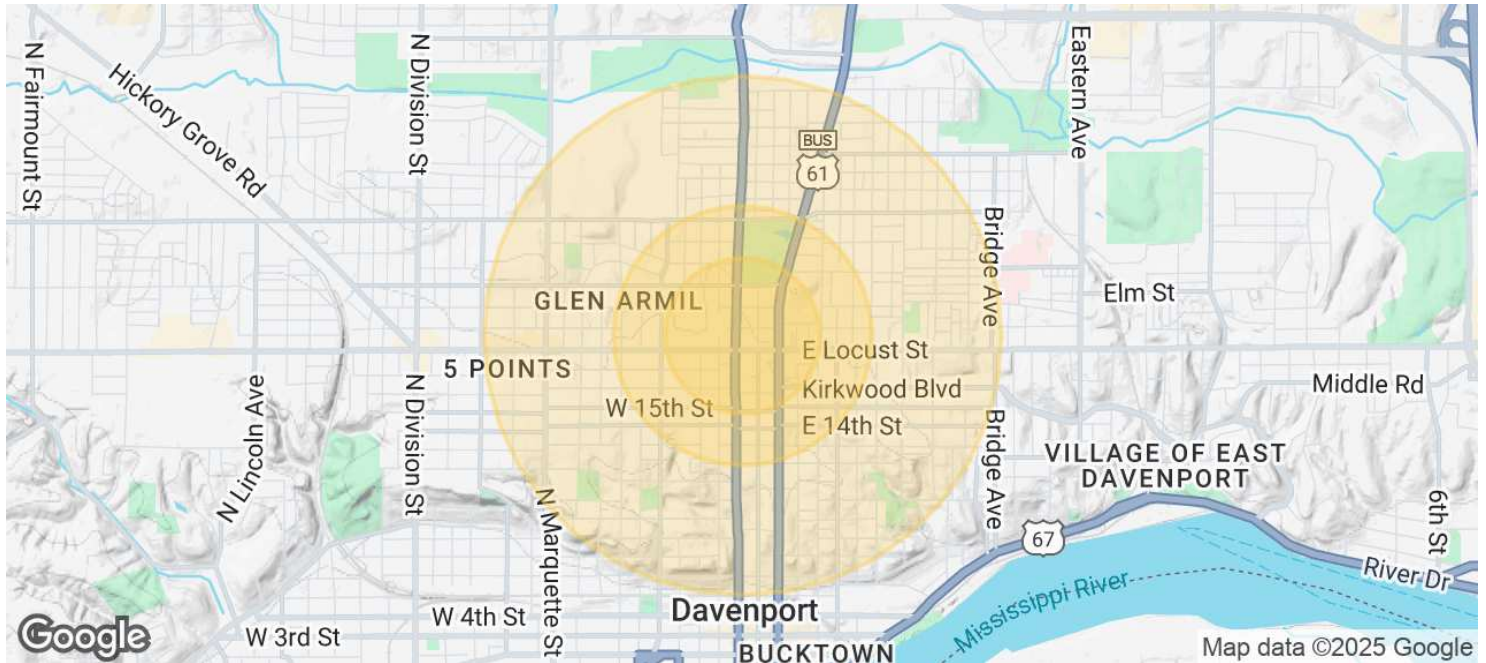
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,257	5,359	17,934
Average Age	28	33	36
Average Age (Male)	29	33	35
Average Age (Female)	28	33	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	284	1,710	6,982
# of Persons per HH	4.4	3.1	2.6
Average HH Income	\$77,591	\$79,129	\$74,778

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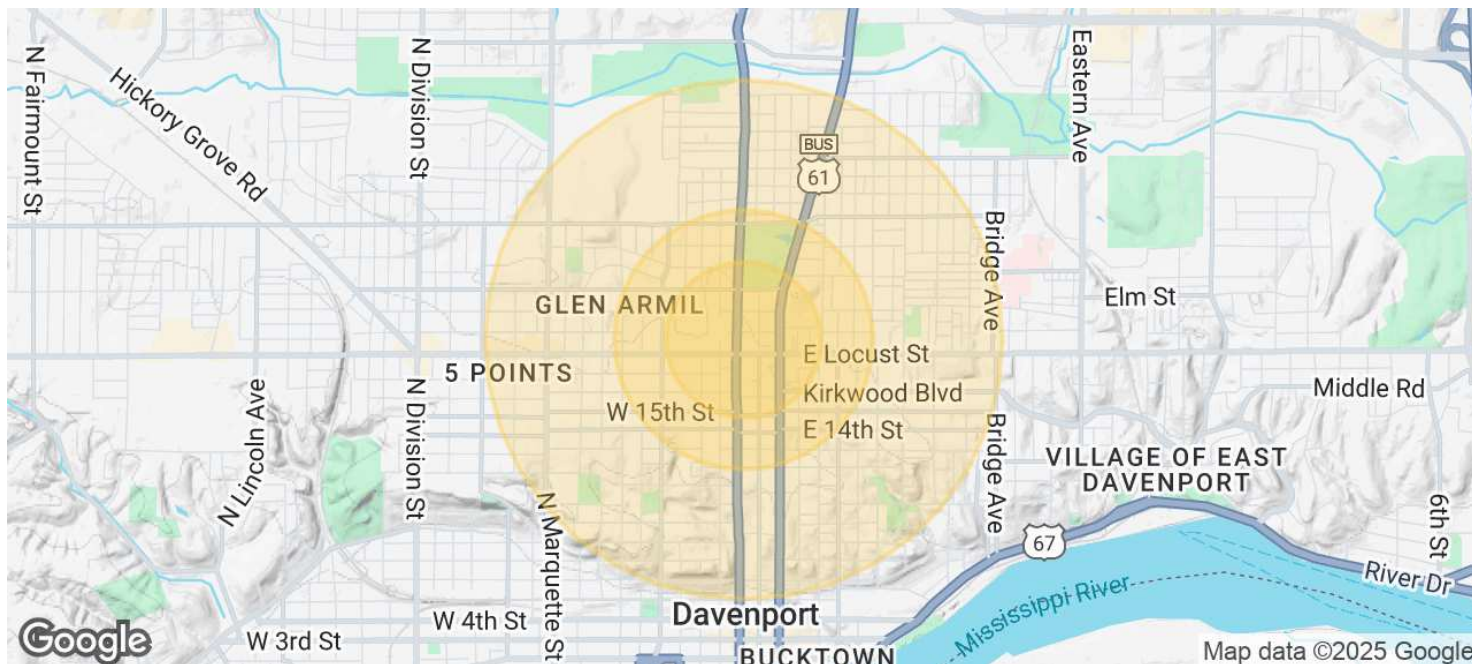
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Average House Value

\$169,335

\$153,780

\$140,687

Demographics data derived from AlphaMap

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