

PRIME ELMORE OUTPARCEL

3850 ELMORE AVENUE

Davenport, Iowa



Looking to the northwest



Looking to the southeast

OVERVIEW

This former Hy-Vee gas station site can be easily redeveloped as access and infrastructure is already in place. This is a rare, established outparcel at a lighted intersection in the busiest retail node in the Quad Cities. With the cross-access/cross-parking a building up to 9,000 SF can be explored, or two buildings potentially. Perfect for convenience uses because of the great access and visibility. Inquire today on the many possibilities on this prime Elmore Ave outparcel.

FOR MORE INFORMATION:

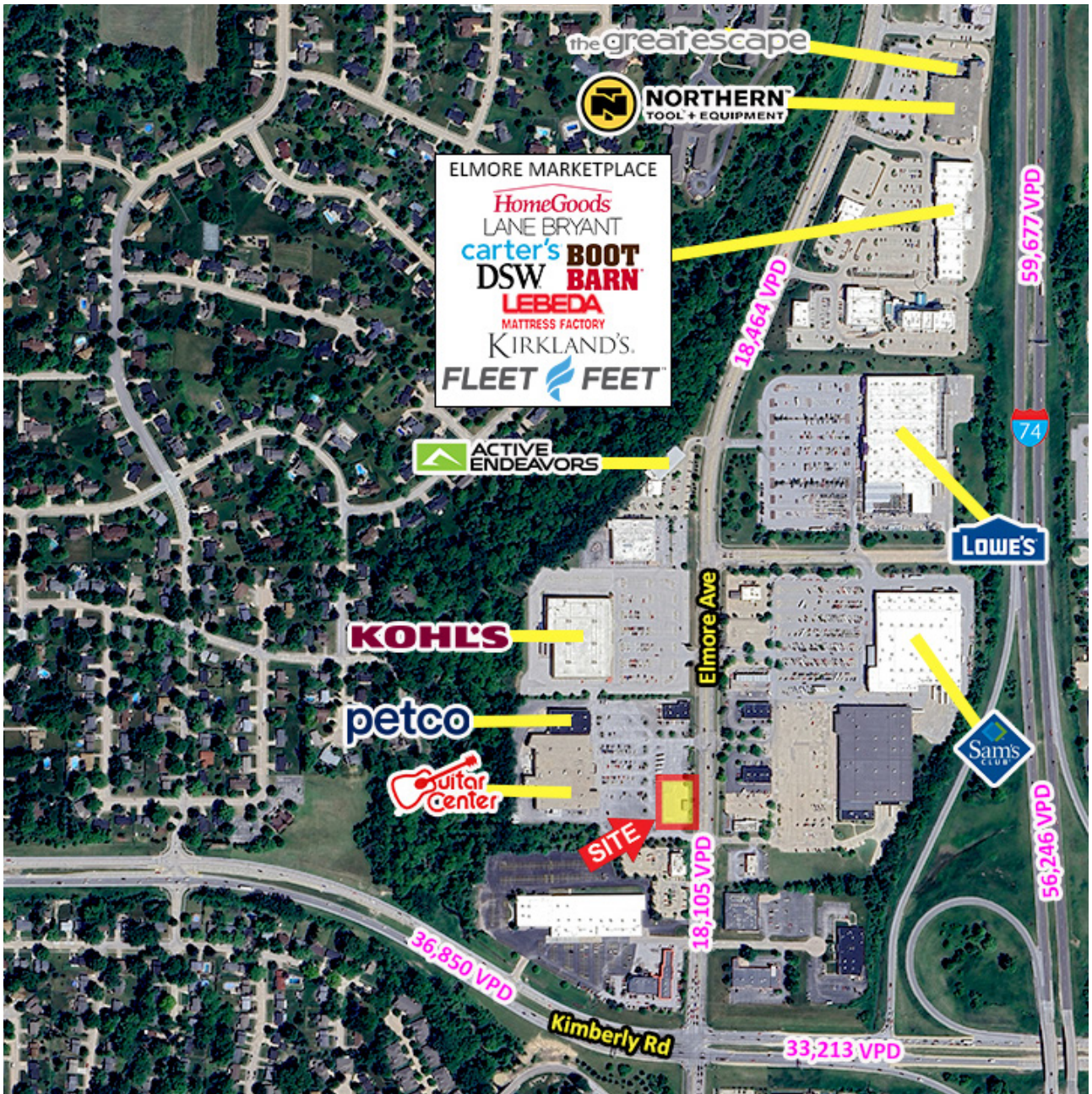
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4350 Westown Parkway Suite 100 West Des Moines, IA 50266
www.buyersrealtyinc.com 515-277-4000

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FEATURES

- 0.69 AC
- Can build up to 9,000 sf with a shared parking agreement
- Potential for a sale, ground lease, or build-to-suit
- Gas tanks have been removed from the site

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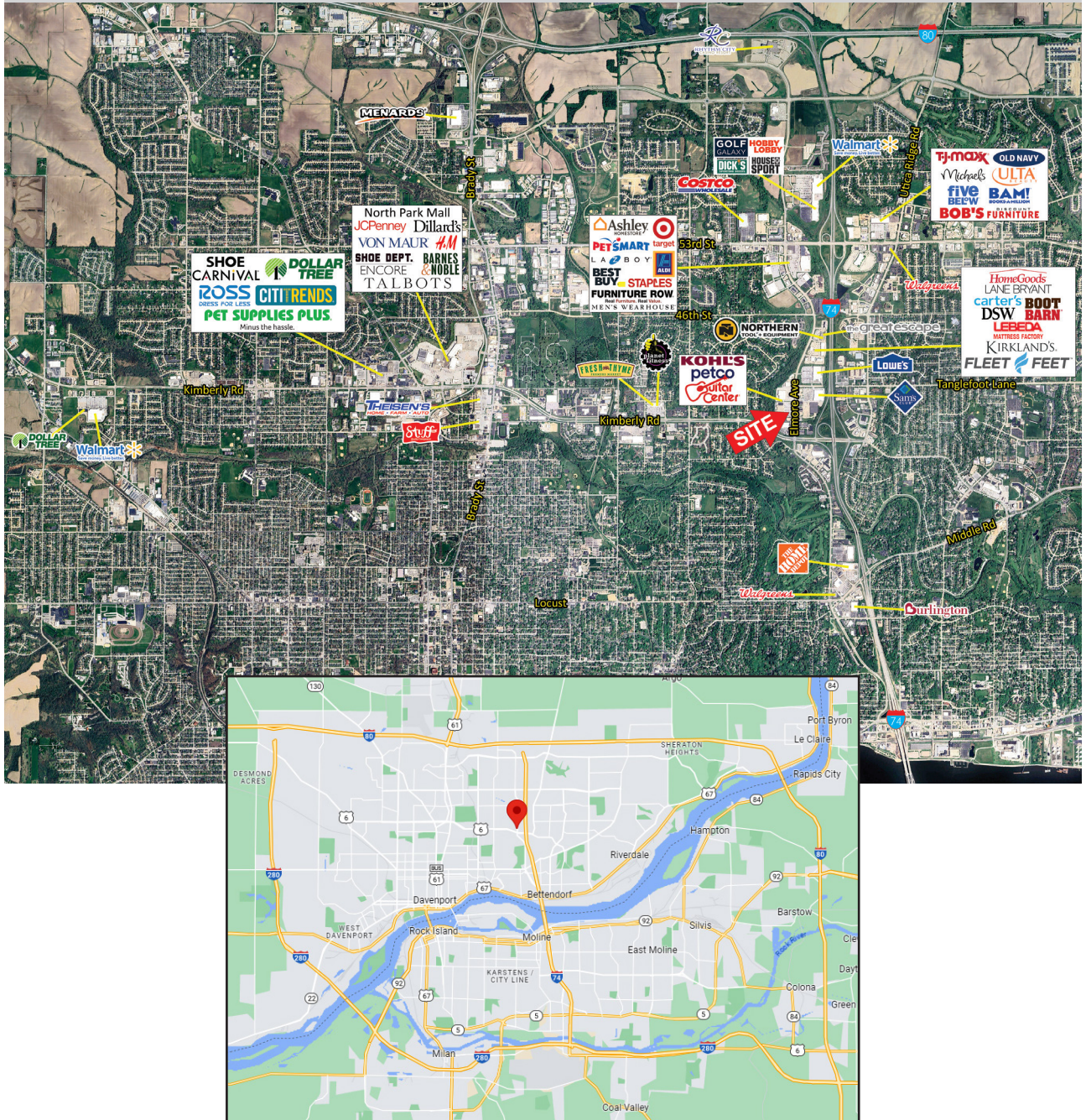
DEMOGRAPHICS

| ESRI 2025 | 3 mile | 5 mile |
|----------------|-----------|----------|
| Population | 68,666 | 165,869 |
| Avg. HH Income | \$107,554 | \$94,601 |

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