

PRIME ELMORE OUTPARCEL 3850 ELMORE AVENUE

Davenport, Iowa



*Conceptual photo only



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OVERVIEW

Plant your brand in the heart of Davenport's retail corridor. This newly available outparcel on Elmore Ave sits at a fully signalized, high-visibility intersection—prime positioning that puts your business front and center. The site benefits from a large, established shared parking field, making access effortless and customer flow steady from day one.

With ground-lease and build-to-suit options, you get the flexibility to create exactly what your operation needs—no compromises. Few sites offer this combination of visibility, traffic, convenience, and development freedom in such a strong trade area.

This is a rare opportunity to secure a flagship location in a corridor that continues to outperform. Reach out to discuss availability and pricing.

FOR MORE INFORMATION:

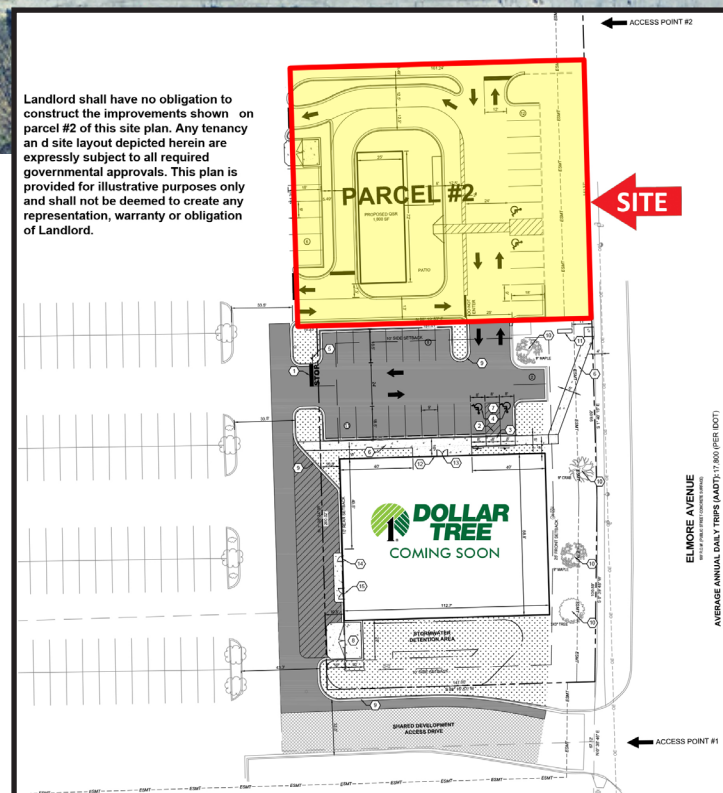
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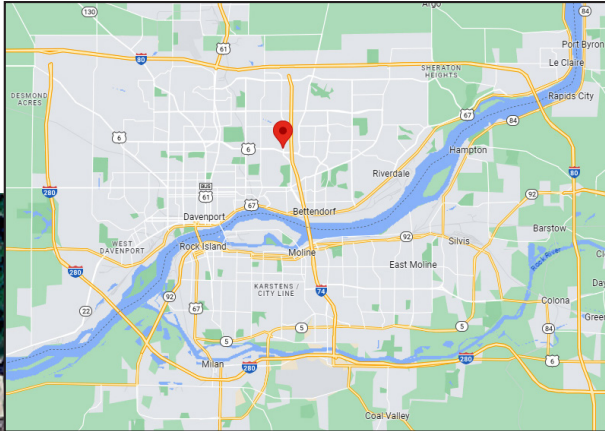
FEATURES

- 0.515 AC
- Buildable up to 6,000 SF
- Fully signalized, high-visibility intersection
- Substantial shared parking field already in place
- New Dollar Tree construction coming soon!
- Ground lease or build-to-suit

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DEMOGRAPHICS

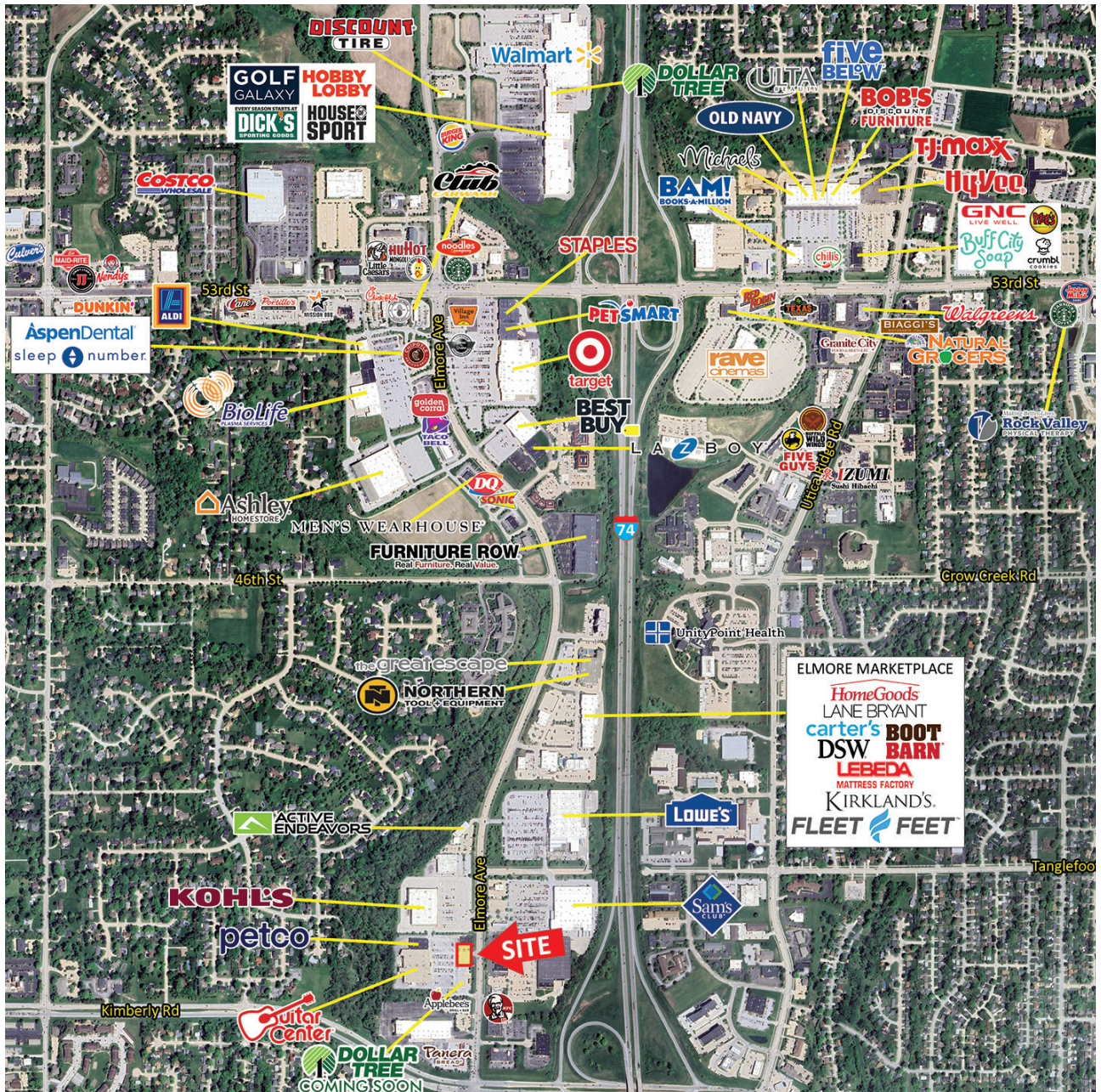
ESRI 2025	3 mile	5 mile
Population	68,666	165,869
Avg. HH Income	\$107,554	\$94,601



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