

53RD & ELMORE LAND BUILD TO SUIT & GROUND LEASE

4600 & 5200 Elmore Avenue | Davenport, Iowa



OVERVIEW

Development lots available for build to suit or lease in this thriving retail node of the Quad Cities. Larger parcels adjacent to Ashley Furniture and a prime one acre lot directly on Elmore Ave. Experience continued explosive growth in this area which is the dominant retail node featuring Costco, Target and Best Buy.

FEATURES

- Development lots available for ground lease or build-to-suit
- Anchor tenants planned
- +/- 13.97 Acres
- +/- 1.67 Acres
- +/- 0.97 Acres
- Ground lease rate: Negotiable
- 34,700 VPD on Elmore Ave & 53rd St

FOR MORE INFORMATION:

David Wolf | Cell: 319-530-6342
Email: davidwolf@buyersrealtyinc.com

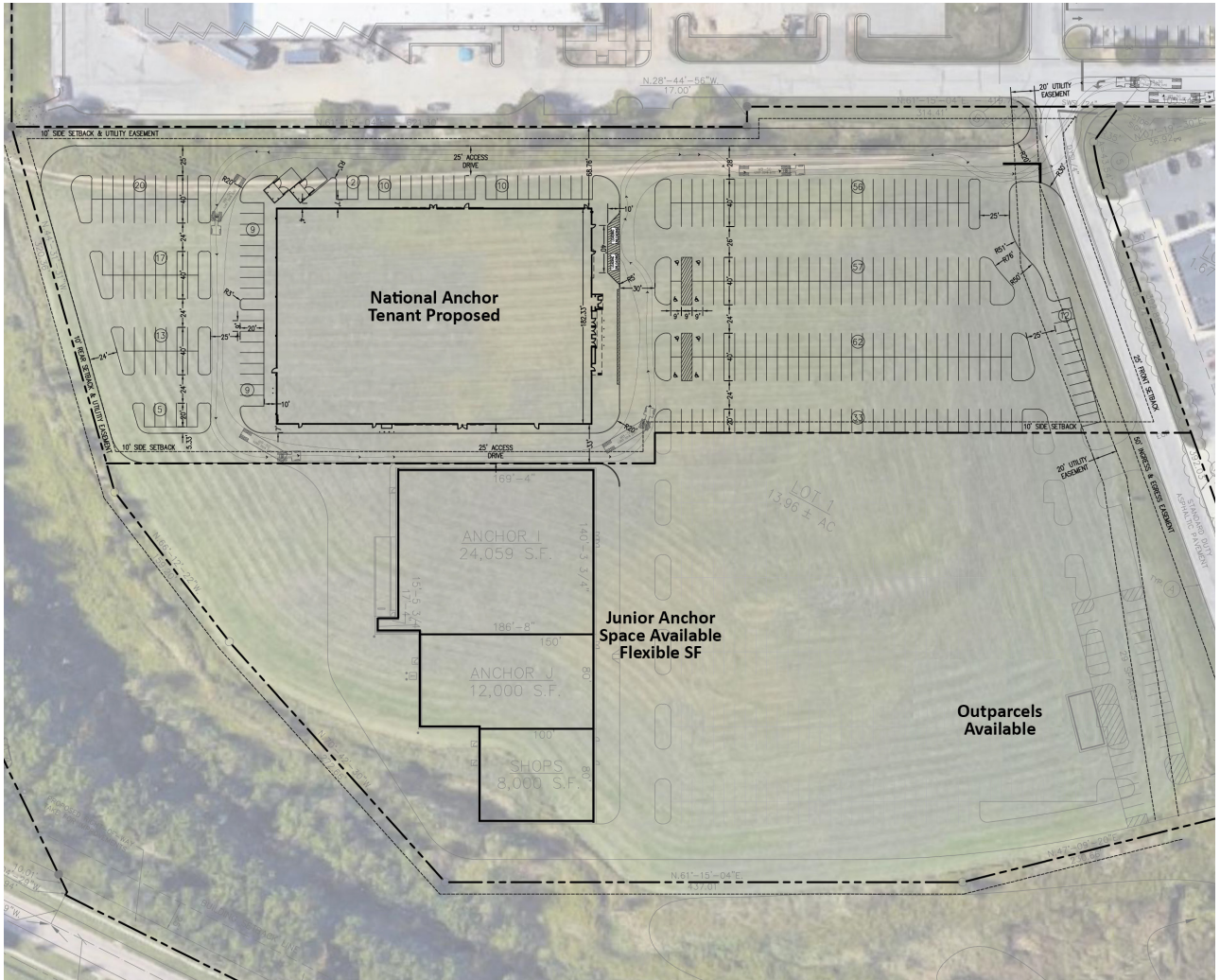
A MEMBER OF
CHAINLINKS
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**BUYERS
REALTY**

4350 Westown Parkway Suite 100 West Des Moines, IA 50266
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RETAIL DEVELOPMENT PLANNED

- 8,000-40,000 SF of Retail Available
- Build-to-Suit or Lease Options
- Outparcel available for Ground Lease

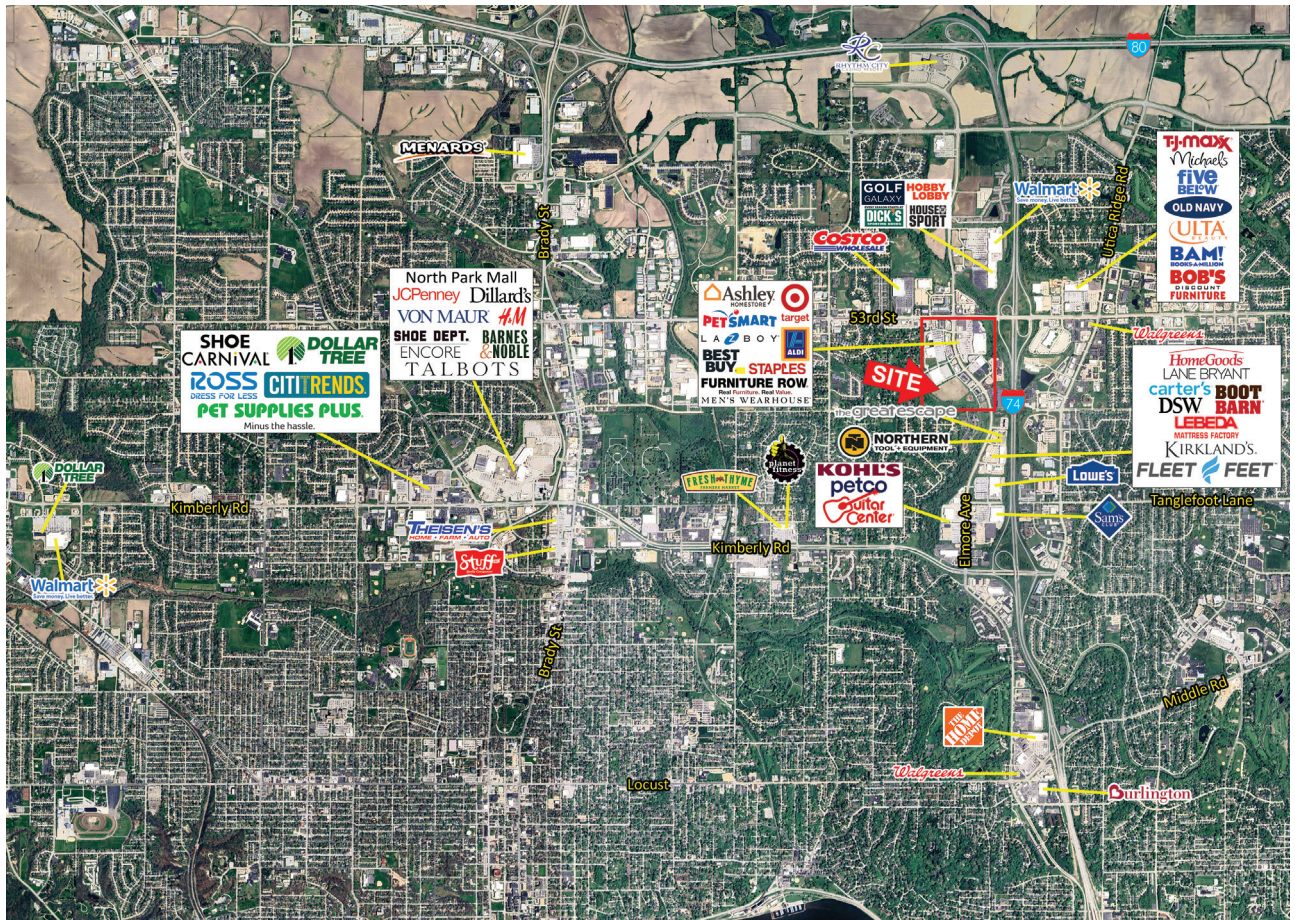
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DEMOGRAPHICS

ESRI 2025	3 mile	5 mile
Population	61,890	138,998
Avg. HH Income	\$110,446	\$98,644

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