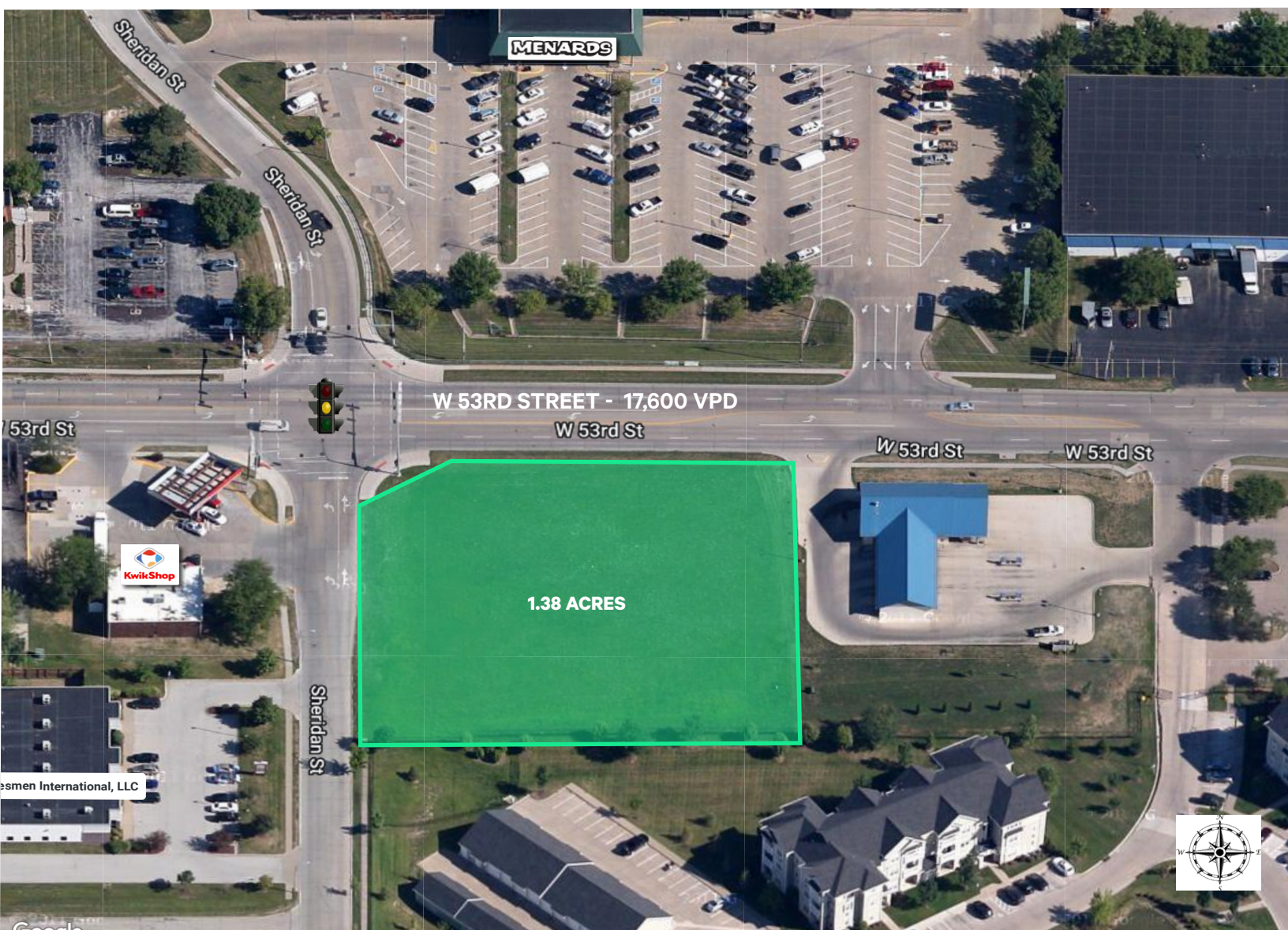


1.38 Acres Development Land

W 53rd Street & Sheridan Street
Davenport, IA
www.cbre.com/desmoines

Property is located on a hard corner at a controlled traffic intersection. Multiple national retailers within the surrounding area and located within major retail corridor.

Available Space	Sale Price	Traffic Counts	Property Features
+ 1.38 Acres	\$450,000	+ W 53rd Street: 17,600 VPD	+ C-2 Corridor Commercial Zoning



1.38 Acres Development Land

W 53rd Street & Sheridan Street | Davenport, IA

For Sale



Demographics	1-Mile	3 Mile	5-Mile
Population	8,179	65,831	130,286
Daytime Population	11,952	72,557	142,252
Median Age	35.70	36.70	38.00
Average Household Income	\$77,598	\$83,177	\$88,077

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