

Kimberly Commons

3101 W. Kimberly Road
Davenport, Iowa 52806



1,500-11,250 SF Available for Lease & Development Lots for Ground Lease



Fantastic leasing opportunities at this Walmart Supercenter anchored center. This is a heavily traveled retail corridor in the Quad Cities and is the first shopping center coming from the west into Davenport on Highway 6. There are retail spaces and ground lease opportunities available in this 32,000 SF center that sits adjacent to Walmart and is within close proximity to North Park Mall.

- Commercial retail spaces available at 1,500, 2,000, 2,250 & 5,000 SF which can be combined into larger spaces up to 11,250 SF
- Base rent: Mid-teens/SF/year
- Seven development lots available for ground lease from 0.62-4.0 acres, can be combined
- Ground lease rate: \$1.50/SF/year

ESRI 2017	3 mile	5 mile
Population	64,385	110,398
Avg. HH Income	\$59,701	\$58,621

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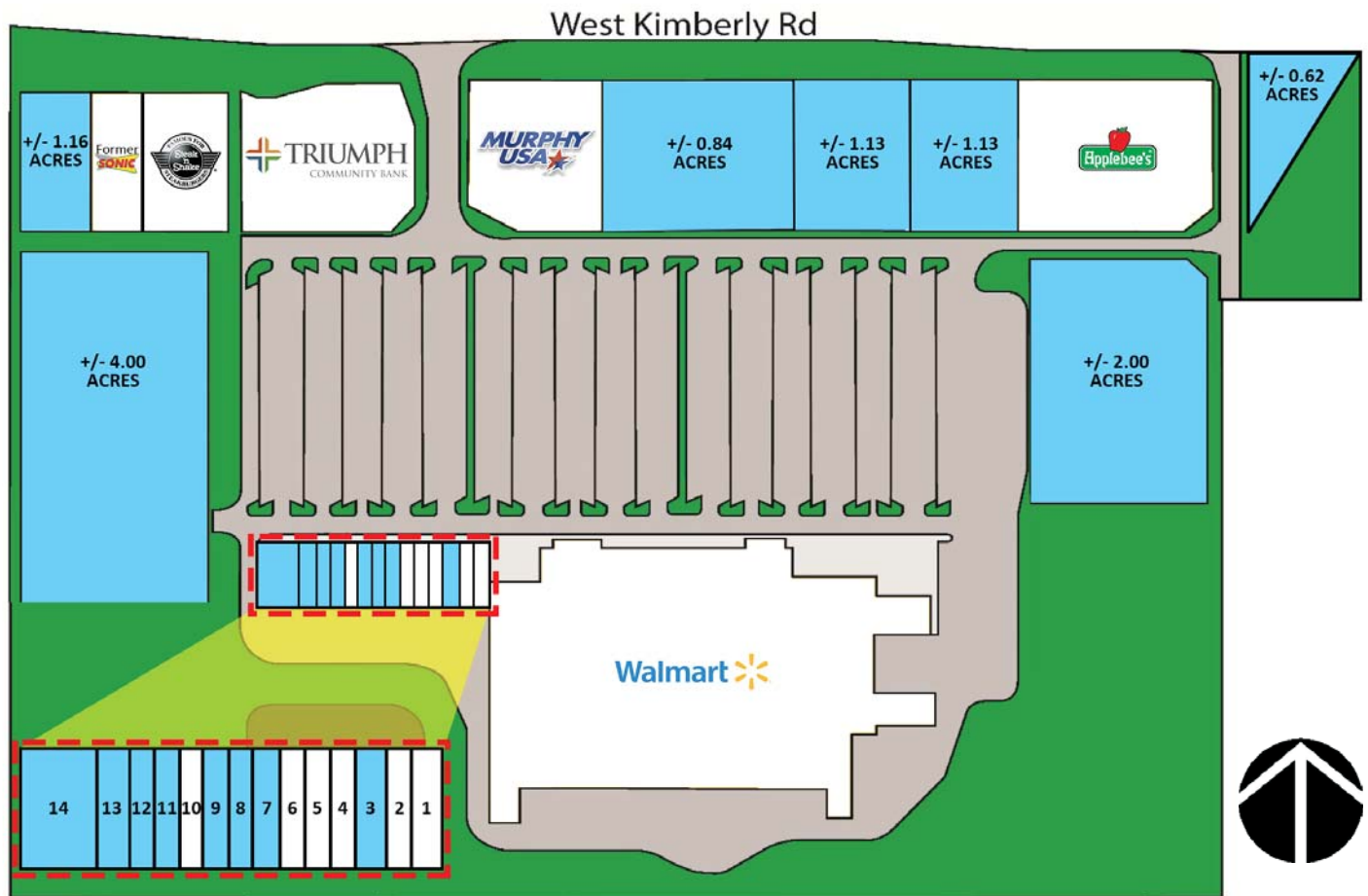
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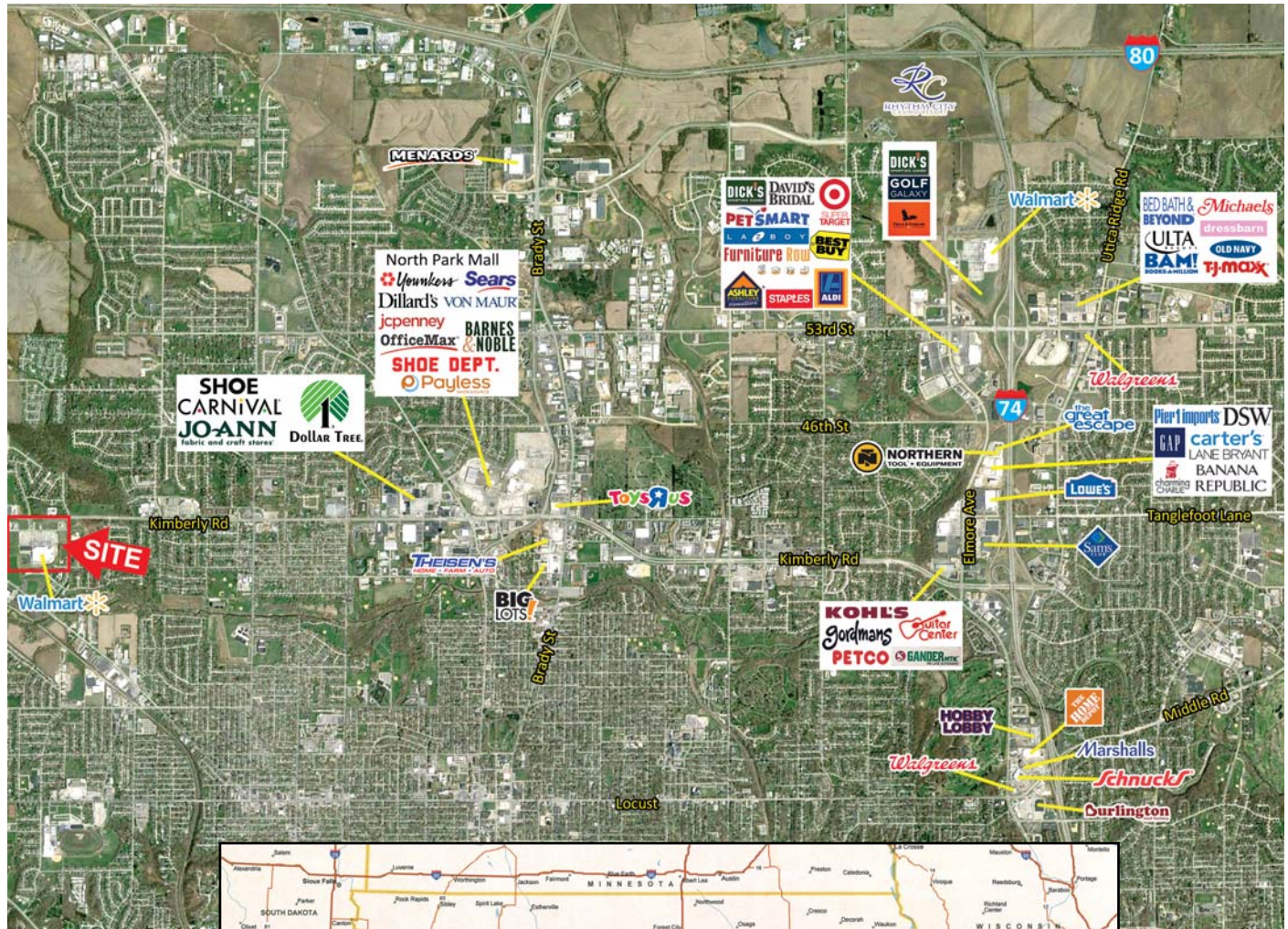
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1. Game Stop	1,750 sq. ft.	8. AVAILABLE	2,000 sq. ft.
2. Sally Beauty	2,000 sq. ft.	9. AVAILABLE	2,000 sq. ft.
3. AVAILABLE	3,000 sq. ft.	10. GNC	1,500 sq. ft.
4. Familia Dental	4,000 sq. ft.	11. AVAILABLE	1,500 sq. ft.
5. Subway	2,000 sq. ft.	12. AVAILABLE	2,000 sq. ft.
6. Cost Cutters	1,500 sq. ft.	13. AVAILABLE	2,250 sq. ft.
7. AVAILABLE	1,500 sq. ft.	14. AVAILABLE	5,000 sq. ft.

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