Mad Creek Center

Muscatine, IA
Quad Cities CSA

Marcus & Millichap
PATTON | WILES | FULLER GROUP

100% Occupied 21,672 Square Foot Hy-Vee-Shadowed Strip Center | Muscatine, Iowa (Quad Cities-CSA with Over 475k People)

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Mad Creek Center

Muscatine | IA

Offering Price

$3,435,000

Cap Rate	7.50%
Price Per SF	$158
Gross Leasable Area	21,672 SF
Occupancy	100%
Year Built	2004

2604 2nd Ave
Muscatine, IA 52761

Vital Data	
Net Operating Income	$257,765
Year 1 Total Return	10.33%

Proposed Financing	
Loan Amount	$2,404,500
Loan-to-Sale Ratio	70.00%
Interest Rate	6.25%
Amortization	25 Years
Term	10 Years
Annual Debt Service	$190,341
Loan Constant	7.92%
Debt Service Coverage Ratio	1.35

Executive Summary

Click to View **Google Map**

Click to View **Street View**

Major Tenants

Tenant	GLA	Lease Exp	Lease Type	Years at Site
Dollar Tree	10,200 SF	1/2030	NNN	21.72
CATO	4,000 SF	1/2030	NNN	21.89
Impact Life	2,980 SF	5/2028	NNN	14.18
T-Mobile	1,500 SF	11/2028	NNN	2.67
H&R Block	1,500 SF	4/2027	NNN	21.85
Sally Beauty Supply	1,492 SF	11/2027	NNN	14.9

Investment Overview

Marcus & Millichap is pleased to present for sale - Mad Creek Center- a 21,672 square foot, Hy-Vee-shadowed shopping center located in Muscatine, Iowa. The subject property is one of the region's premier strip centers with original construction dating back to 2004. The subject property is 100% leased and the rent roll consists fully of national brands which include Dollar Tree, T-Mobile, Impact Life, Sally Beauty, H&R Block, and CATO. Mad Creek Center has demonstrated extremely strong historical occupancy where 72% of GLA is occupied by original tenants dating back to 2004, and 20.6% of GLA occupied by tenants who have been at the site since at least 2012. The latest lease signing in 2023, which represents the remaining GLA, was signed at 45% higher rent than the centers average – representing immense mark-to-market upside capabilities via lease extension or opportunistic backfill efforts. Despite being arguably, the top strip in the region, Mad Creek Center offers extremely modest rents that are well below market - averaging only $13.37/SF. The well-positioned below-market rent offers a clear path to meaningful rental growth, and a major hedge against relocation risk in one of Iowa's lowest vacancy markets (0.3%) which has also seen virtually no new construction over the past 5-years. In its current state 25% of GLA lacks option terms, 21% only has 1 option remaining, and weighted average lease term remaining is 2.9 years, which further emphasizes the tangible upside for ownership. Weighted average tenure at the site exceeds 19 years, highlighting deep commitment and success at the site, the strength of the location, and the outdated/below-market nature of in-place rents.

Hy-Vee (Shadow Anchor NAP) – Regions #1 Full-Service Grocer who has been at the site since 1996. Occupies a right-sized 78,000 SF space in-line with their modern prototypical builds and the only Hy-Vee within a 30-mile radius. This Hy-Vee location ranks in the top 49% of Locations Store Wide, and top 39% in Iowa (Placer.Ai). Hy-Vee saw over 1.25m customers in the last 12-months. Owned by Public REIT

Dollar Tree: Anchor Tenant occupying 10,200 SF and original tenant since 2004. Recently extended for an additional 5-years which runs into 2030 and is paying modest rent of only $10.25/SF. Only Dollar Tree servicing Muscatine, and recently implemented major upgrades at site, fully at tenants expense. This location ranks top 27% in the state of Iowa and top 50% in the nation.

T-Mobile: Latest addition to the site with signing in 2023. Currently paying $18/SF which represents 45% increase relative to the center's average. Occupies 1,500 SF and is currently leased through 2028.

H&R Block: Original tenant dating back to 2004 and currently paying below-market rent of only $14.73/SF. Leased into 4/2027 with no remaining options. Extended lease in 2024 for additional 5-years.

Sally Beauty: Tenant at site since 2011 and recently extended lease at the end of 2024. Currently paying below-market rent of only $14.00/SF and only location within 28-miles.

Impact Life: Regions most prominent nonprofit, independent, community blood center founded in 1974. With locations across Illinois, Missouri, Iowa, and Wisconsin, Impact Life provides blood products to over 120 hospitals and emergency medical providers. Tenant at site since 2012 and recently extended for 5-years in 2025. Currently paying well-below market of only $10.50/SF despite being the endcap space closest to Hy-Vee entrance.

CATO: Original tenant dating back to 2004 and currently paying only $12.75/SF. Recently extended for additional 5-years into 2030 with no remaining options. Occupies 4,000 SF which can be demised into 2 suites for higher rent.

All leases are structured on a landlord-favorable NNN basis, with tenants reimbursing taxes, insurance, CAM, and the majority of third-party management costs. This structure minimizes expense leakage while providing investors with a passive, stable income stream and operational simplicity given the center's low tenant count configuration.

Mad Creek Center

2604 2nd Ave,
Muscatine, IA 52761

Investment Highlights:

- 100% Occupied 21,672 Square Foot Hy-Vee-Shadowed Strip Center | Muscatine, Iowa (Quad Cities-CSA with Over 475k People)
- Major Upside Via Mark-To-Market Rental Opportunities Due To Long-Standing Tenants Paying Outdated Rents | Tangible Upside in Renewals + Opportunistic Backfilling
- Well-Below Market Rents Avg. Only $13.37/SF | 72% of GLA at Site Since 2004 | 20.6% of GLA at Site Since 2012
- 25% of GLA Lacks Options – Remaining Tenants have Limited Option Schedules
- Latest Lease Signing by T-Mobile in 2023 Represents 45% Rental Increase Compared to Center Average | Recent Lease Signings at Adjacent Centers Exceeded $31/SF Average
- Extremely Low Market Vacancy of 0.3% | Most Retail Supply-Constrained Submarket within Iowa | New Construction Since 2015 Represents 0.45% of Total Supply
- High Barriers to Entry due to Limited Developable Land and Restrictive Zoning | Major Wait List from National/Regional Inline Tenants
- Extremely High Historical Occupancy and Tenant Retention | Weighted Average Tenancy Over 19-Years | 5/6 Tenants Well Into Option Terms or New Leases
- Landlord Favorable NNN Lease Structures | Full Reimbursement for Tax, CAM, and Insurance | Minimizes Potential Slippage | Ease of Management
- True Irreplaceable Real Estate Along Regions Busiest Route Seeing Over 20,400 | Just Off Signalized Intersection
- Meticulous & Strategic Development Linking Established Retail Corridor + Regions Dense Residential Region + Travelers Heading To and From Town
- Dense and Mature Demos | Population Counts of 4,047 within 1-Mile, 23,084 within 3-Miles, and 26,341 within 5-Miles | AHHI In Excess of $90,000
- Points of Interest Nearby Menard's, Walmart, Aldi, Blain's Farm & Fleet, Slumberland, Harbor Freight, O'Reilly Auto Parts, McDonald's, Starbucks, Dunkin', Culver's, AutoZone, Arby's, Jersey Mike's, and Wendy's
- Muscatine | County Seat of Muscatine County | Part of the Quad Cities-CSA with Over 475,000 residents | Located on Border of Iowa and Illinois | 175 miles from Chicago

Tenant Highlights:

- **Major Tenants Include: Dollar Tree, T-Mobile, Impact Life, Sally Beauty, H&R Block, and CATO**
  - Hy-Vee (Shadow Anchor NAP) – Regions #1 Full-Service Grocer Since 1996 with Over 1.25m Annual Customers| Top 49% of All Hy-Vee Stores & Top 39% in Iowa (Placer.Ai) | Only Hy-Vee within a 30-mile Radius. | Owned by Public REIT
  - Dollar Tree: Original tenant From 2004 | Top 27% Store in Iowa + Top 50% Nationally |Recent 5-Year Extension | Modest Rent of Only $10.25/SF | Only Dollar Tree Servicing Region | Major Upgrades at Site at Tenants Expense
  - T-Mobile: Newest Tenant at Site – Opened 2023 | Paying 45% Higher Rent Compared to Center Average | Still Arguably Below Market Relative to Competitive Space Nearby
  - H&R Block: Original Tenant From 2004 | Below-Market Rent of Only $14.73/SF | Leased into 4/2027 with No Remaining Options | Extended Lease in 2024
  - Sally Beauty: At Site Since 2011 | Recently Extended Lease | Below-Market Rent of Only $14.00/SF | Only Location within 28-miles
  - Impact Life: Regions Most Prominent Nonprofit, Independent, Community Blood Center | Sites Across Illinois, Missouri, Iowa, and Wisconsin | Services Over 120 Hospitals and Emergency Medical Providers | Tenant Since 2012 and Recently Extended for 5-years in 2025 | Currently Paying Lowest Rent of Only $10.50/SF | Endcap Closest to Hy-Vee Entrance
  - CATO: Original Tenant From 2004 | Below Market Rent Only $12.75/SF | Recent 5-Year Extension | No Remaining Options | Occupies 4,000 SF which Can be Demised into 2 Suites for Significantly Higher Rent

Major Upside Via Mark-To-Market Rental Opportunities Due To Long-Standing Tenants Paying Outdated Rents | Tangible Upside in Renewals + Opportunistic Backfilling

Shadow Anchored by Hyvee (NAP)

Regions #1 Full-Service Grocer Since 1996 with Over 1.25m Annual Customers| Top 49% of All Hy-Vee Stores & Top 39% in Iowa (Placer.Ai) | Only Hy-Vee within a 30-mile Radius. | Owned by Public REIT

Location Overview

Mad Creek Center sits on an oversized 5.75-acre parcel and is strategically situated at the signalized intersection of Hwy 61 and 2nd Ave which see over 20,400 vehicles per day (Muscatine's busiest route). Its location serves as a critical link between the established retail corridor, the regions dense residential region, and travelers heading to and from town. High barriers to entry—including limited land availability and restrictive zoning—have resulted in minimal new competitive retail development, and total regional new supply since 2015 represents only 0.45% of total retail space. With scarce competition due to the aforementioned aspects, which have been further exacerbated by high building costs, and a major waiting list of national/regional tenants trying to enter the market, Mad Creek is positioned as the go-to center if space is ever available. Immediate demographics are stable and mature with population counts of 4,047 within 1-mile, 23,084 within 3-miles, 26,341 within 5-miles, and an average household income in excess of $90,000. Existing retail/points of interest surrounding the subject property includes Menard's, Walmart, Aldi, Blain's Farm & Fleet, Slumberland, Harbor Freight, O'Reilly Auto Parts, McDonald's, Starbucks, Dunkin', Culver's, AutoZone, Arby's, Jersey Mike's, and Wendy's. Muscatine is the county seat of Muscatine County, and is part of the Quad Cities-CSA which has over 475,000 residents. Muscatine is located on the border of Iowa and Illinois and 175 miles from Chicago.

Muscatine Community College
2,000+ Annual Students
Walgreens
Park Ave - 18,236 VPD
metro by T-Mobile
SUBWAY
us bank
Jimmy John's
verizon
Domino's Pizza
Miracle-Ear
Burger King
slumberland FURNITURE
SHOE sensation
Car-X TIRE & AUTO
enterprise
HARBOR FREIGHT
bp
O'Reilly AUTO PARTS
MENARDS
Blain's FARM & FLEET
Casey's
Jersey Mike's SUBS
AspenDental
PANDA EXPRESS CHINESE KITCHEN
Great Clips
AutoZone
Super 8
Best Western
Wendy's
Pizza Hut
HyVee
McDonald's
DUNKIN'
TACO BELL
Blues Hwy - 19,354 VPD
KWIK STAR
Culver's BUTTERBURGERS & FROZEN CUSTARD
ALDI
Hampton Inn by Hilton
Walmart
Arby's
Applebee's
Comfort INN
Mad Creek Center
DOLLAR TREE
H&R BLOCK
T-Mobile
CATO


HyVee
PHARMACY
FOOD

CATO
T-Mobile
SALLY
DOLLAR TREE

ImpactLife
CATO
plus
T-Mobile
SALLY

SALLY
DOLLAR TREE

T-Mobile
SALLY
DOLLAR TREE

Parcel Map & Tax Summary

Parcel Data	Acreage	Parcel Number	Tax Value	2024 Taxes (Pay 2026)	Effective Tax Rate
Mad Creek Center	5.77	824351014	$2,380,740	$70,740	2.97%

**All Data Per Muscatine County Auditor*

Property Physical Details

Address	2604 2nd Ave, Muscatine, IA 52761
Property type	Hy-Vee-Shadowed Strip Center
GLA	21,672 SF
Year Built	2004
Construction	Masonry
Zoning	C-3
Number of Tax Parcels	One
Parcel Number	824351014
Parking Spaces (includes Hy-vee)	413 Surface Spaces
HVAC	Roof - Mounted

Chesapeake VA
Headquarters

Public
Ownership

~60,000
Employees

8,400+
Locations

$17.58B
FY 2025 Revenue

DLTR
Stock Symbol (Nasdaq)

DOLLAR TREE

Lease Expiration: 1/31/2030
Option Terms: (3) 5 Year
Pro Rata Share: 47.07%

Tenant Summary:

Dollar Tree is a publicly traded discount variety retailer (NASDAQ: DLTR) founded in 1953, headquartered in Chesapeake, Virginia. It operates Dollar Tree stores offering consumables, party goods, hardware, home décor, and seasonal merchandise at $1.25 price points and continues multi-price evolution. The company completed the sale of its Family Dollar business in 2025, refocusing on the core Dollar Tree banner and growth strategies. Dollar Tree operates thousands of stores across the U.S. and Canada

CATO

Lease Expiration: 1/31/2030
Option Terms: None
Pro Rata Share: 1/31/2030

Tenant Summary:

Cato Fashions is a publicly traded specialty apparel retailer (NYSE: CATO) founded in 1946 and headquartered in Charlotte, North Carolina. The company offers affordable women's fashion, footwear, accessories, and plus-size apparel through its Cato, Versona, and It's Fashion banners. Serving value-conscious shoppers in small and mid-sized markets, Cato emphasizes trend-driven merchandise at accessible price points through a network of stores primarily located throughout the southeastern United States.

Charlotte, NC
Headquarters

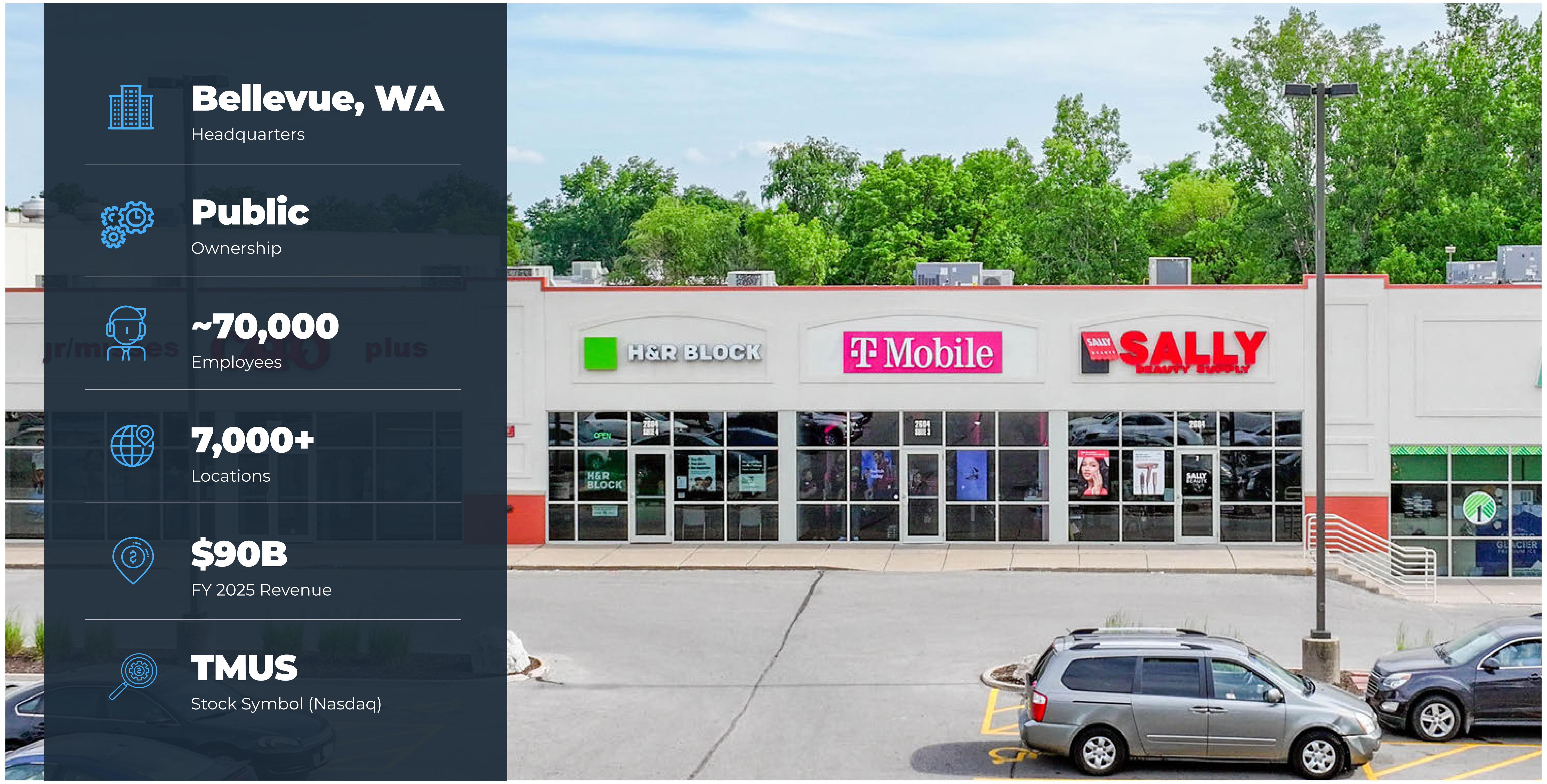
Public
Ownership

~8,500
Employees

~1,150
Locations

653M
FY 2025 Revenue

CATO
Stock Symbol (NYSE)



Bellevue, WA
Headquarters

Public
Ownership

~70,000
Employees

7,000+
Locations

$90B
FY 2025 Revenue

TMUS
Stock Symbol (Nasdaq)

T-Mobile

Lease Expiration: 11/30/2028
Option Terms: (3) 5 Year
Pro Rata Share: 6.92%

Tenant Summary:

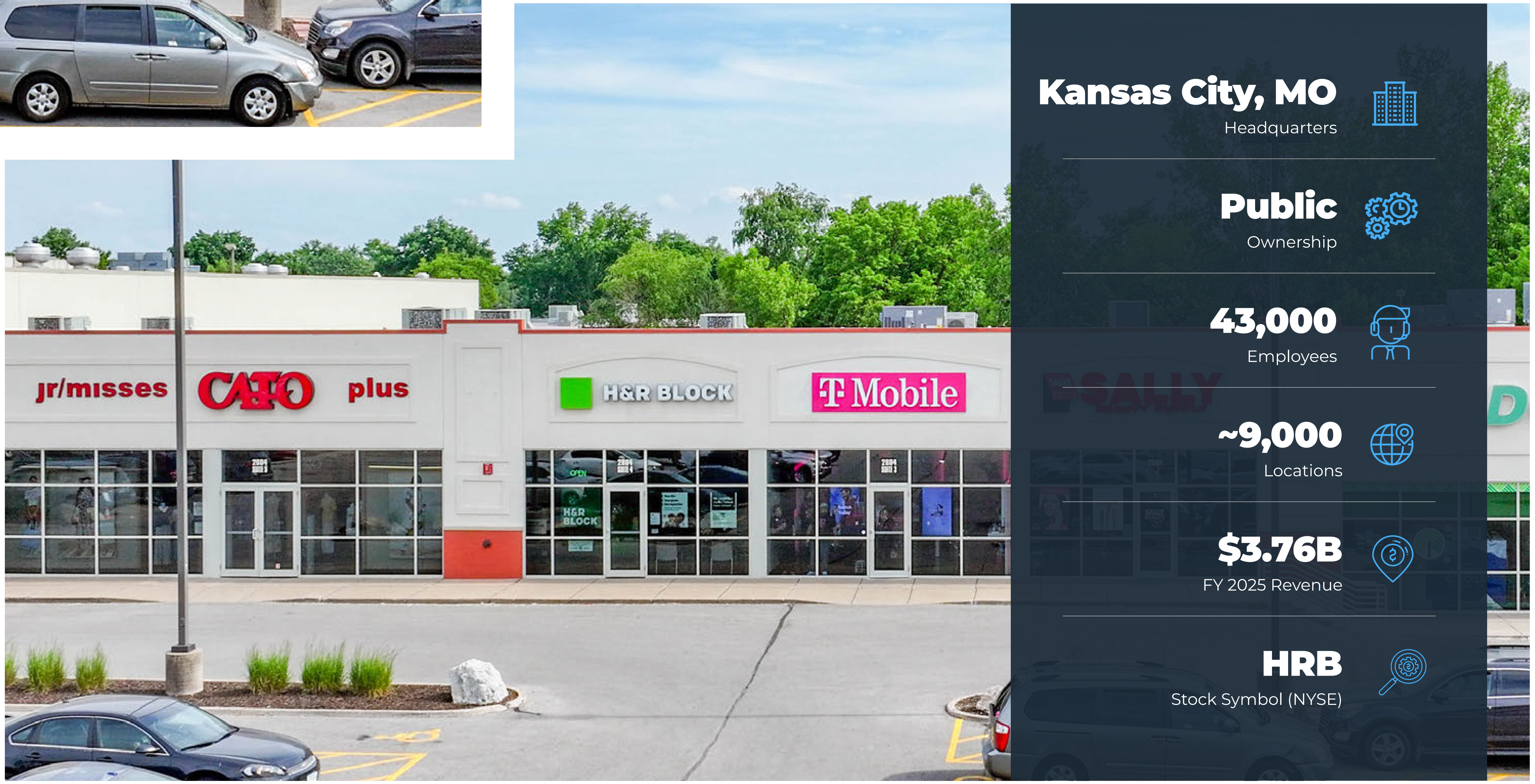
T-Mobile is a publicly traded wireless telecommunications provider (NASDAQ: TMUS) founded in 1994 and headquartered in Bellevue, Washington. The company offers wireless voice, messaging, broadband, and data services to consumers and businesses across the United States. Following its merger with Sprint in 2020, T-Mobile became one of the nation's largest wireless carriers, recognized for its expansive 5G network and customer-focused service offerings.

H&R BLOCK

Lease Expiration: 4/30/2027
Option Terms: None
Pro Rata Share: 6.92%

Tenant Summary:

H&R Block is a publicly traded tax preparation and financial services company (NYSE: HRB) founded in 1955 and headquartered in Kansas City, Missouri. The company provides tax filing, bookkeeping, payroll, and small business services through a combination of retail offices and digital platforms. H&R Block serves millions of clients annually and remains one of the most recognized brands in the tax preparation industry.



Kansas City, MO
Headquarters

Public
Ownership

43,000
Employees

~9,000
Locations

$3.76B
FY 2025 Revenue

HRB
Stock Symbol (NYSE)

Denton, TX
Headquarters

Public
Ownership

~27,000
Employees

~4,400
Locations

$3.73B
FY 2025 Revenue

SBH
Stock Symbol (NYSE)

Lease Expiration: 11/30/2027
Option Terms: (1) 2 Year
Pro Rata Share: 6.88%

Tenant Summary:

Sally Beauty Supply is a publicly traded beauty products retailer (NYSE: SBH) founded in 1964 and headquartered in Denton, Texas. The company specializes in professional-quality hair color, hair care, nail products, cosmetics, and salon supplies for both consumers and beauty professionals. Through its Sally Beauty Supply and Beauty Systems Group divisions, the company operates one of the largest beauty distribution networks in North America.

Lease Expiration:5/31/2028
Option Terms: (1) 5 Year
Pro Rata Share: 13.75%

Tenant Summary:

ImpactLife is a nonprofit, independent community blood center founded in 1974 and headquartered in Davenport, Iowa. The organization provides lifesaving blood products to more than 120 hospitals and emergency medical service providers across Iowa, Illinois, Missouri, and Wisconsin. Through a network of 23 donor centers and more than 5,000 mobile blood drives annually, ImpactLife partners with thousands of volunteer donors and community organizations to help meet the region’s ongoing blood supply needs.

Davenport, IA
Headquarters

Non-Profit
Ownership

800+
Employees

23
Locations

120+
Hospitals Served

1974
Founded

Tenant Summary - Rent Roll

Suite	Tenant	Square Feet	% BLD Share		Commencement Date	Expiration Date	Annual Rent	Annual Rent/SF	Renewal Options	Lease Type	Expense Reimb.	Tenant GPI	Lease Term Remaining
2608	Dollar Tree	10,200	47.07%		11/15/2004	1/31/2030	$104,550	$10.25	(3) 5 Year	NNN	$48,616	$153,166	3.59
				opt	*2/1/2030*	*1/31/2035*	*$115,056*	*$11.28*					
				opt	*2/1/2035*	*1/31/2040*	*$127,704*	*$12.52*					
				opt	*2/1/2040*	*1/31/2045*	*$143,004*	*$14.02*					
2604	CATO	4,000	18.46%		9/15/2004	1/31/2030	$51,000	$12.75	None	NNN	$21,299	$72,299	3.59
2604	Impact Life	2,980	13.75%		6/1/2012	5/31/2028	$31,290	$10.50	(1) 5 Year	NNN	$15,868	$47,158	1.92
				opt	*6/1/2028*	*5/31/2033*	*$32,780*	*$11.00*					
				inc	*6/1/2032*	*5/31/2033*	*$35,760*	*$12.00*					
2400	T-Mobile	1,500	6.92%		12/1/2023	11/30/2028	$27,000	$18.00	(3) 5 Year	NNN	$7,990	$34,990	2.42
				opt	*12/1/2028*	*11/30/2033*	*$29,700*	*$19.80*					
				opt	*12/1/2033*	*11/30/2038*	*$32,670*	*$21.78*					
				opt	*12/1/2038*	*11/30/2043*	*$35,940*	*$23.96*					
2604	H&R Block	1,500	6.92%		10/1/2004	4/30/2027	$22,100	$14.73	None	NNN	$8,618	$30,718	0.83
2604	Sally Beauty Supply	1,492	6.88%		9/12/2011	11/30/2027	$20,888	$14.00	(1) 2 Year	NNN	$7,945	$28,833	1.42
				opt	*12/1/2027*	*11/30/2029*	*$20,888*	*$14.00*					
Lot	Bellino Fireworks (*)					7/31/2029	$6,000			Gross	$0	$6,000	3.08
	Occupied Space	21,672	100.00%				$262,828	$12.13			$110,335	$373,163	
	Total	**21,672**	**100.00%**				**$262,828**	**$12.13**			**$110,335**	**$373,163**	**2.94 Years**

Notes: (*) Tenant has operated on the lot for over 10 year and is currently in the process of signing a 3-Year lease.

NNN Reimbursement Methodology

Tenant	Real Estate Taxes	Insurance	Common Area Maintenance	Management Fee	Administrative Fee
Dollar Tree	Pro Rata	Pro Rata	Pro Rata (3% Cap)	None	5% of CAM
CATO	Pro Rata	Pro Rata	Pro Rata	Pro Rata	None
Impact Life	Pro Rata	Pro Rata	Pro Rata	Pro Rata (Cap 5% of Gross Revenues)	None
T-Mobile	Pro Rata	Pro Rata	Pro Rata	Pro Rata (Cap 5% of CAM Excl. Utility/Security)	None
H&R Block	Pro Rata	Pro Rata	Pro Rata (3% Cap on Controllables)	Pro Rata (Cap 7% of CAM)	None
Sally Beauty Supply	Pro Rata	Pro Rata	Pro Rata	Pro Rata	None

NNN Reimbursement Dollar Amounts

Tenant	PRS	Real Estate Taxes	Insurance	Common Area Maintenance	Management Fee	Administrative Fee	Total	Total/SF
Dollar Tree	47.07%	$33,294	$3,120	$11,031	$0	$1,172	$48,616	$4.77
CATO	18.46%	$13,056	$1,224	$4,326	$2,693	$0	$21,299	$5.32
Impact Life	13.75%	$9,727	$912	$3,223	$2,006	$0	$15,868	$5.32
T-Mobile	6.92%	$4,896	$459	$1,622	$1,012	$0	$7,990	$5.33
H&R Block	6.92%	$4,896	$459	$1,622	$1,641	$0	$8,618	$5.75
Sally Beauty Supply	6.88%	$4,870	$456	$1,613	$1,005	$0	$7,945	$5.32
Total Reimbursement Income		**$70,740**	**$6,629**	**$23,437**	**$8,357**	**$1,172**	**$110,335**	**$5.09**
Total Expense		**$70,740**	**$6,629**	**$23,437**	**$14,592**	**$0**	**$115,398**	**$5.32**
Overage (Shortage) Amount		**$0**	**$0**	**$0**	**($6,235)**	**$1,172**	**($5,063)**	**($0.23)**
Reimbursement Percentage		**100.00%**	**100.00%**	**100.00%**	**57.27%**		**95.61%**	

Year 1 Income & Expense Summary

Income	Annual - Year 1	Per Square Foot
Scheduled Base Rental Income (Occupied Space)	$262,828	$12.13
Gross Potential Rent Revenue	**$262,828**	**$12.13**
Expense Reimbursement Income		
Real Estate Taxes	$70,740	$3.26
Insurance	$6,629	$0.31
Common Area Maintenance	$23,437	$1.08
Management Fee	$8,357	$0.39
Administrative Fee	$1,172	$0.05
Total Expense Reimbursement Income	**$110,335**	**$5.09**
Gross Potential Income	**$373,163**	**$17.22**
Effective Gross Income	**$373,163**	**$17.22**

Operating Expenses	Annual - Year 1	Per Square Foot
Real Estate Taxes	$70,740	$3.26
Insurance	$6,629	$0.31
Common Area Maintenance		
Utilities	$2,174	$0.10
Repairs & Maintenance	$4,265	$0.20
Landscaping	$6,373	$0.29
Snow Removal	$9,610	$0.44
Security	$1,015	$0.05
Total Common Area Maintenance Expense	**$23,437**	**$1.08**
Management Fee (4% of Effective Gross Income)	**$14,592**	**$0.67**
Total Operating Expenses	**$115,398**	**$5.32**
Net Operating Income - Year 1	**$257,765**	**$11.89**

Year 1 Cash Flow Summary

Income & Expense Summary	Annual - Year 1	Per Square Foot
Scheduled Base Rental Income (Occupied Space)	$262,828	$12.13
Gross Potential Rent Revenue	$262,828	$12.13
Expense Reimbursement Income	$110,335	$5.09
Gross Potential Income	$373,163	$17.22
Effective Gross Income	$373,163	$17.22
Total Operating Expenses	($115,398)	($5.32)
Net Operating Income	**$257,765**	**$11.89**

Projected Leveraged Returns	Annual - Year 1	Per Square Foot
Net Operating Income	**$257,765**	**$11.89**
Reserves for Replacements	($2,167)	($0.10)
Net Cash Flow Before Debt Service	**$255,598**	**$11.79**
Debt Service (Principal + Interest)	($190,341)	($8.78)
Net Cash Flow After Debt Service	**$65,257**	**$3.01**
Principal Reduction	$41,227	$1.90
Total Return	**10.33% / $106,484**	**$4.91**

Debt Terms	
Loan Amount	$2,404,500
Loan-to-Sale Ratio	70.00%
Interest Rate	6.25%
Amortization	25 Year
Term	10 Year
Loan Constant	7.92%
Debt Service Coverage Ratio	1.35

1, 3 & 5 Mile
Demographics

Population	1 MI	3 MI	5 MI
2020 Population	4,111	23,752	27,089
2025 Population	4,076	23,084	26,341
2030 Population Projection	4,047	22,812	26,035
Annual Growth 2020-2025	-0.2%	-0.6%	-0.6%
Annual Growth 2025-2030	-0.1%	-0.2%	-0.2%
Median Age	39.5	39.3	39.5
Bachelor's Degree or Higher	26%	25%	24%

Households	1 MI	3 MI	5 MI
2020 Households	1,712	9,532	10,851
2025 Households	1,691	9,242	10,529
2030 Household Projection	1,677	9,127	10,399
Annual Growth 2020-2025	0.6%	0.2%	0.2%
Annual Growth 2025-2030	-0.2%	-0.2%	-0.2%
Owner Occupied Households	1,186	6,232	7,224
Renter Occupied Households	492	2,895	3,176

Income	1 MI	3 MI	5 MI
Avg Household Income	$89,843	$84,130	$82,862
Median Household Income	$71,791	$63,318	$62,767
< $25,000	228	1,531	1,814
$25,000 - 50,000	351	2,063	2,321
$50,000 - 75,000	306	1,826	2,137
$75,000 - 100,000	159	938	1,036
$100,000 - 125,000	252	1,064	1,228
$125,000 - 150,000	132	656	713
$150,000 - 200,000	190	641	706
$200,000+	72	523	573

Housing	1 MI	3 MI	5 MI
Median Home Value	$239,130	$182,346	$178,805

Total Consumer Spending	1 MI	3 MI	5 MI
Consumer Spending	$51.7M	$267.9M	$303.5M

QuadCities CSA

REGIONAL OVERVIEW

The Greater Quad Cities Combined Statistical Area (CSA) is one of the Midwest's premier manufacturing and logistics hubs, spanning eastern Iowa and western Illinois along the Mississippi River. Anchored by the cities of Davenport, Bettendorf, Moline, Rock Island, and East Moline, the region has built a diverse economy centered on advanced manufacturing, defense, agriculture, healthcare, and transportation. Its central location, skilled workforce, and extensive multimodal infrastructure continue to attract investment across industrial, commercial, and distribution sectors.

ECONOMY

Overview: The Quad Cities boasts one of the nation's most diversified regional economies, with strengths in advanced manufacturing, agricultural technology, defense, healthcare, food processing, logistics, and corporate services. The region generates nearly **$34 billion in annual GDP** and is home to more than **35 international companies**, supported by a highly skilled manufacturing workforce and strategic access to major Midwestern markets

Employment: John Deere, a Fortune 100 Company, is headquarted in Moline. HNI Corporation, a Fortune 1000 company, is headquartered in Muscatine. The Region also hosts the headquarters of Lee Enterprises, Von Maur, QCR Holdings. In addition, more than 150 Fortune 500 and Fortune 1000 companies maintain operations within the region.

Manufacturing: Manufacturing has defined the Quad Cities economy for more than a century and remains its largest economic driver. The region is internationally recognized for agricultural equipment manufacturing, precision machining, aluminum production, and food processing. The Rock Island Arsenal, one of the nation's largest government-owned weapons manufacturing facilities, serves as a major defense installation and employer

Transportation: The Greater Quad Cities offers exceptional multimodal connectivity through Interstate 80, Interstate 74, Interstate 280, the Mississippi River navigation system, Class I freight rail service, and the Quad Cities International Airport. The region's inland river ports and transportation network provide direct access to domestic and global markets, making the Quad Cities one of the Midwest's premier logistics and distribution hubs.

Sources: Quad Cities Chamber

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Mad Creek Center

Muscatine, IA

Quad Cities CSA

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