

FOR LEASE

4607 E 53rd STREET DAVENPORT, IA 52807



\$30.00/SF, NET

1,745 SF END CAP SUITE

BUILDING FEATURES

- NEW CONSTRUCTION MULTI-TENANT RETAIL CENTER
- AMPLE CUSTOMER PARKING
- AVAILABLE COMMERCIAL SPACE WILL BORDER NEW RESIDENTIAL DEVELOPMENT SITUATED ON THE BACK HALF OF THE BIRCHWOOD SOUTH DEVELOPMENT



Chris Wilkins

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Max Gellerman, CCIM

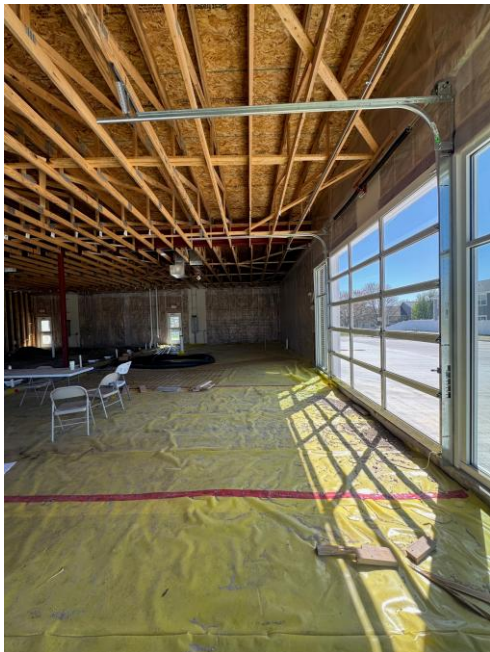
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**EXISTING INTERIOR - CURRENT
CONDITION**



CONCEPTUAL RENDERING



**EXISTING EXTERIOR - CURRENT
CONDITION**



CONCEPTUAL RENDERING

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Birchwood South First Addition Site Plan
53rd Street, Davenport Ia.



SCALE IN FEET



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BIRCHWOOD SOUTH

- 17.93-ACRE COMMERCIAL DEVELOPED BY SJ RUSSELL, A DIVISION OF RUSSELL CONSTRUCTION COMPANY.
- LOCATED IN A WELL POPULATED AREA WITH APPROXIMATELY 46,000 RESIDENTS WITHIN A 3-MILE RADIUS FEATURING THE GREATEST NUMBER OF HIGH-INCOME HOUSEHOLDS IN THE MARKET.
- LOCATED IMMEDIATELY SOUTH OF BIRCHWOOD NORTH, A 30+-ACRE, CLASS A OFFICE PARK ALSO DEVELOPED BY SJ RUSSELL AND HOME TO EMPLOYERS INCLUDING RSM, LEE ENTERPRISES, DELOITTE, MERRILL LYNCH/BANK OF AMERICA, THE UNIVERSITY OF IOWA TIPPIE SCHOOL OF BUSINESS, REGUS, SHIVE-HATTERY, RIVER STONE GROUP, GEIFMAN FIRST EQUITY, GENESIS HEALTH SYSTEMS, SENTRY INSURANCE, MISSISSIPPI VALLEY BLOOD CENTER, FIRST NATIONAL BANK, DUNN BROS. COFFEE, ORANGE THEORY, YOUR PIE AND RUSSELL CONSTRUCTION
 - OVER 2,000 EMPLOYEES WORK IN AND AROUND THE OFFICE PARK DAILY.
- BORDERED ON THE NORTH BY EAST 53RD STREET - 35,000 VPD.
- BORDERED ON THE SOUTH BY NEW RESIDENTIAL DEVELOPMENT BY DAN DOLAN HOMES



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