

## THE WALNUT CENTER



4711 & 4811 N. Brady St.  
Davenport, IA

### *Features*

- ◆ Located on North Brady (U.S. 61 North) between Kimberly Road and 53<sup>rd</sup> Street in Davenport in close proximity to North Park Regional Shopping Mall
- ◆ 19,000 Plus Daily Traffic Count
- ◆ New Stylish Exterior remodel underway consisting of brick, drivet, & sleet black backlit sign awning bands with new architectural shingle roof
- ◆ Knotty Pine Interior Wood Beams with Knotty Pine Exposed Vaulted Ceilings
- ◆ Office, Retail, and Warehouse all in one location
- ◆ Suites Available Immediately

*Contact: Andy Logsdon*  
**(563) 650-6261**

[office@mygreatriverrealty.com](mailto:office@mygreatriverrealty.com)

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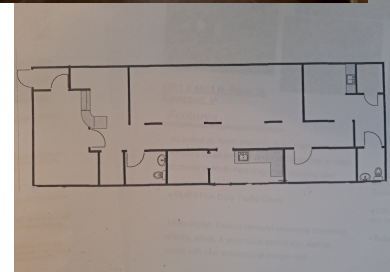
**Type:** Office, Retail, and Warehouse Units Available

**Location:** North Brady Street (U.S. Highway 61 North) between Kimberly Road and 53<sup>rd</sup> Street in close proximity to North Park Regional Shopping Mall

**Owner:** Walnut Center Properties, LLC Andy Logsdon is a licensed Realtor in the states of Iowa and Illinois and a member of the ownership

**Building Size:** South Building is 4711 Brady Street and is 50,489 Square Feet  
North Building is 4811 Brady Street and is 37,320 Square Feet

**Space Available:** **South Building (4711 N. Brady)**  
**1<sup>st</sup> Floor Retail Suites**  
**1,200 SF @ \$11.95 psf/year net to roof & structure (Suite 4, Former Dental Suite)**



**General Description:** The Prestigious Walnut Center offers all your retail, office, and warehouse needs in a conveniently located and well-maintained property consisting of two buildings each of two stories and both offering lower level fully exposed warehousing

**Parking:** Ample free parking in common of 365 spaces

**Traffic Count:** 19,000 plus daily traffic count

**Zoning:** C- 2 general commercial

**CAM, Taxes, & Insurance:**

Common Area Maintenance	\$3.50 psf
Real Estate Taxes	\$1.70 psf
Insurance	\$0.40 psf
<b>Total CAM, Taxes, and Insurance</b>	<b>\$5.60 psf</b>

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