



PEBB ENTERPRISES

KIMBERLY CROSSING RE-DEVELOPMENT

2100 EAST KIMBERLY ROAD | DAVENPORT, IA 52807

1,317 - 1,800 SF & OUTPARCEL AVAILABLE



HIGHLIGHTS

- Kimberly Crossing is the Quad Cities newest re-development, with the highest quality of construction in the market
- Strategically located on East Kimberly Road in the heart of Davenport
- The center benefits from signalized access and has outstanding visibility on East Kimberly Road that has over 35,000 VPD
- In-line, end cap and outparcel opportunities available
- Fresh Thyme is the largest specialty grocer in the market

AREA DEMOGRAPHICS

- Population 3mi/5mi: 75,580/173,238
- Households 3mi/5mi: 32,396/71,826
- Average Household Income 3mi/5mi: \$72,158/\$66,944

MAJOR TENANTS

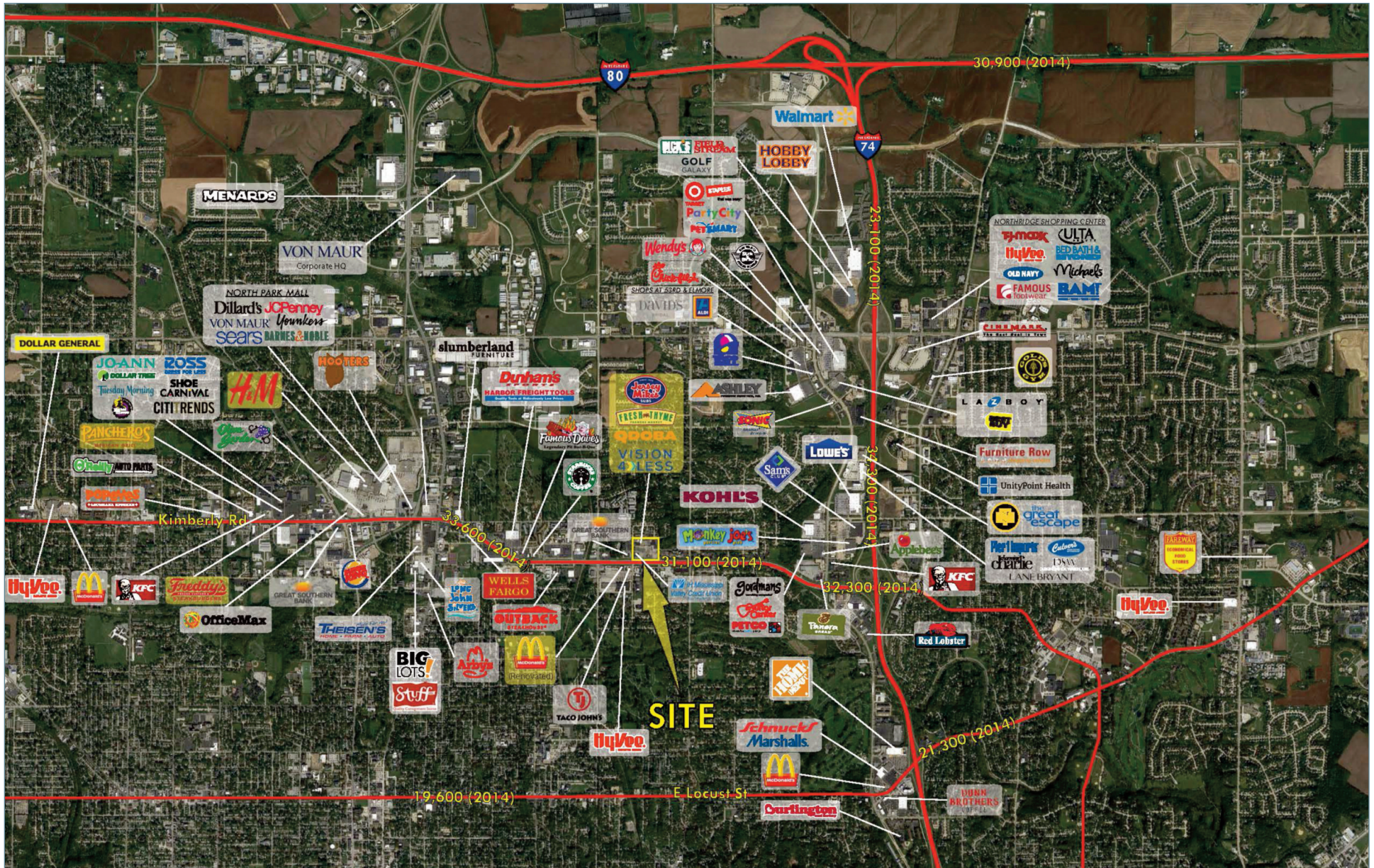


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Current Square Footage & Availability

2104	2,200 SF Qdoba
2112	3,200 SF Once Upon A Child
2120	2,400 SF Salon Centric
2124	1,800 SF Jersey Mike's
2128	28,767 SF Fresh Thyme
2132	17,054 SF AVAILABLE
325	4,200 SF AVAILABLE
2168	1,800 SF AVAILABLE
2170	8,050 SF Dollar General
2178	1,317 SF AVAILABLE
2182	1,200 SF Complete Nutrition
2186	1,200 SF Jujube Frozen Yogurt
2190	1,200 SF Nail Salon
2194	1,800 SF Dry Cleaners
Outparcel	Up to 4,500 SF AVAILABLE
2150	4,200 SF Vision 4 Less
2102	4,200 SF IH Mississippi Valley Credit Union
TOTAL	89,088 SF





SUMMARY PROFILE

2000 - 2010 Census

2016 Estimates with 2021 Projections

Lat/Lon: 41.5580/-90.5463

Calculated using Weighted Block Centroid from Block Groups

2100 E Kimberly Rd Davenport, IA 52807		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2016 Estimated Population	8,342	75,580	173,238	282,956
	2021 Projected Population	8,491	77,041	176,148	284,825
	2010 Census Population	8,391	72,877	167,506	278,206
	2000 Census Population	8,756	72,117	165,487	272,648
	Projected Annual Growth 2016 to 2021	0.4%	0.4%	0.3%	0.1%
	Historical Annual Growth 2000 to 2016	-0.3%	0.3%	0.3%	0.2%
	2016 Median Age	39.4	37	36.4	38.3
HOUSEHOLDS	2016 Estimated Households	4,010	32,396	71,826	118,656
	2021 Projected Households	4,192	33,928	75,173	123,122
	2010 Census Households	3,885	30,465	67,973	114,345
	2000 Census Households	3,874	29,647	66,101	110,007
	Projected Annual Growth 2016 to 2021	0.9%	0.9%	0.9%	0.8%
	Historical Annual Growth 2000 to 2016	0.2%	0.6%	0.5%	0.5%
RACE AND ETHNICITY	2016 Estimated White	84.0%	81.2%	78.5%	80.5%
	2016 Estimated Black or African American	8.7%	10.5%	11.1%	9.6%
	2016 Estimated Asian or Pacific Islander	2.1%	2.6%	2.9%	2.8%
	2016 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.3%
	2016 Estimated Other Races	4.8%	5.5%	7.2%	6.8%
	2016 Estimated Hispanic	6.1%	6.9%	10.1%	9.9%
INCOME	2016 Estimated Average Household Income	\$69,353	\$72,158	\$66,944	\$67,901
	2016 Estimated Median Household Income	\$57,279	\$58,093	\$55,339	\$55,096
	2016 Estimated Per Capita Income	\$33,560	\$31,165	\$27,976	\$28,686
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	0.4%	1.7%	3.3%	3.0%
	2016 Estimated Some High School (Grade Level 9 to 11)	5.1%	4.3%	6.1%	6.4%
	2016 Estimated High School Graduate	20.8%	24.6%	27.4%	28.9%
	2016 Estimated Some College	18.2%	20.3%	21.6%	22.9%
	2016 Estimated Associates Degree Only	12.3%	12.4%	11.1%	10.7%
	2016 Estimated Bachelors Degree Only	26.2%	24.1%	20.0%	18.1%
	2016 Estimated Graduate Degree	17.0%	12.6%	10.5%	10.0%
BUSINESS	2016 Estimated Total Businesses	620	4,568	8,521	13,274
	2016 Estimated Total Employees	7,334	72,477	126,563	191,220
	2016 Estimated Employee Population per Business	11.8	15.9	14.9	14.4
	2016 Estimated Residential Population per Business	13.4	16.5	20.3	21.3

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