

## 4650 E. 53rd St

4650 E. 53rd St | Davenport, IA | US | Scott County  
Available SF: 32,578 | Lease Terms: Unknown



Building Type:	Office
Available SF:	32,578
Number of Stories:	1
Expandable:	Unknown
Zoning:	Unknown
Site Size:	5.88 Acres
Year Built:	2008
Specialty Features:	None
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Unknown
Floor Type:	Unknown
Lease Terms:	Unknown
Last Updated:	Jul 14, 2021

### Economic Development Contact

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City of Davenport  
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### Realtor/Owner Contact

Caitlin Russell  
Russell  
(563) 209-0012 | crussell@russellco.com

### Property and Area Description

This flexible-use, commercial office building is situated in a Class A office park in one of the fastest growing areas of the Quad Cities. Its open floor plan, high exposed ceilings and modern finishes make it a work environment conducive for a variety of uses. The window-clad south exterior wall overlooks an exclusive stone patio and water feature, offering its users an abundance of natural light. 196 parking spaces, high traffic counts and access to both major interstates make it an ideal location for virtually any use. The building is surrounded by other professional service firms in the financial, medical and engineering industries. A variety of retail, restaurants and amenities are within walking distance, or within a 5-7 minute drive.

### Population

	<b>282,462</b> 10 Mile Radius	<b>348,605</b> 20 Mile Radius	<b>433,101</b> 30 Mile Radius
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Source: ESRI®, 2024

### Households

	<b>119,744</b> 10 Mile Radius	<b>147,205</b> 20 Mile Radius	<b>182,985</b> 30 Mile Radius
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Source: ESRI®, 2024

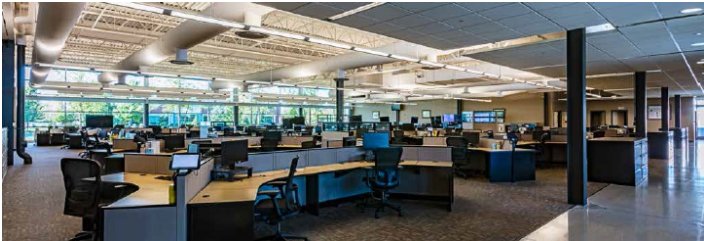
### Transportation

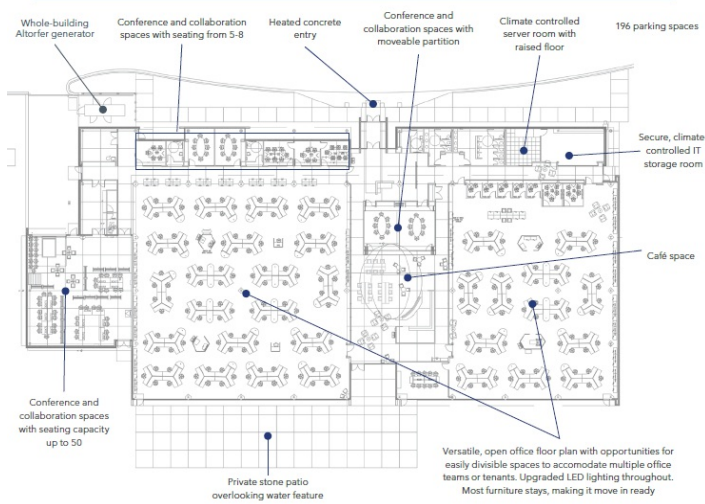
**Nearest Highway:** Highway 61 (3.40 mi.)  
**Nearest Interstate:** I-74 (0.90 mi.)  
**Nearest Airport:** Davenport Municipal Airport (6.80 mi.)  
**Nearest Commercial Airport:** Quad Cities International Airport (MLI) (10.80 mi.)  
**Rail Served:** Unknown  
**Rail Served By:** Other  
**Rail Infrastructure in Place:** Unknown

### Utilities

**Electric:** MidAmerican Energy  
**Natural Gas:** MidAmerican Energy  
**Water:** Iowa American Water  
**Sewer:** City of Davenport

Property Images





**Tami Petsche | Vice President, Business & Economic Growth | Quad Cities Chamber**  
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