

1,698 SF Office/
Retail

FOR LEASE

Harrison Lofts

1414 N Harrison St.
Davenport, IA 52803



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PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS



Harrison Lofts

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Davenport, IA 52803

- 1,698 sf 1st floor retail sprinkled shell space available for lease on Harrison St in Davenport!
- Rent: \$11.00 annual/psf, Operating Expenses: \$4.90 annual/psf (CAM \$4.49 psf, Tax \$.10 psf, Insurance \$.31 psf)
- Co-tenant with Platinum Management
- Fantastic corner exposure along Harrison St and W 14 Street
- In close proximity to downtown Davenport and The Mississippi river
- Signage opportunities available
- Retail/Office Unit in Multi-family complex
- Zoned C1 (Neighborhood Commercial Zoning District)

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Demographics

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	19,287	90,786	181,518
Households	7,231	36,863	74,663
Daytime Pop.	19,781	90,377	188,716
Avg. HH Inc.	\$52,682	\$63,593	\$69,975

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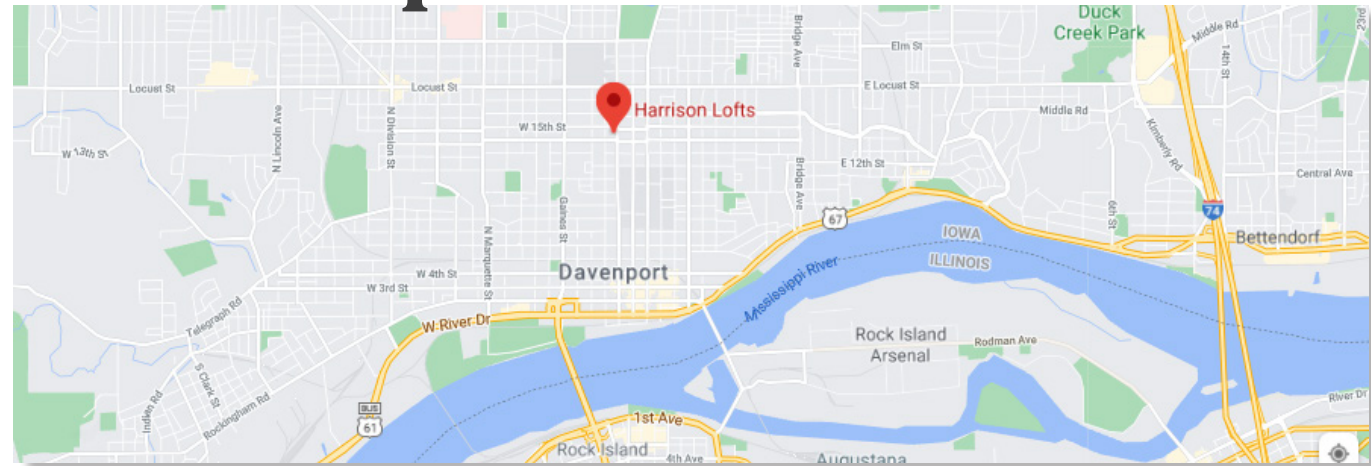
NEIGHBORHOOD

FLOOR PLANS

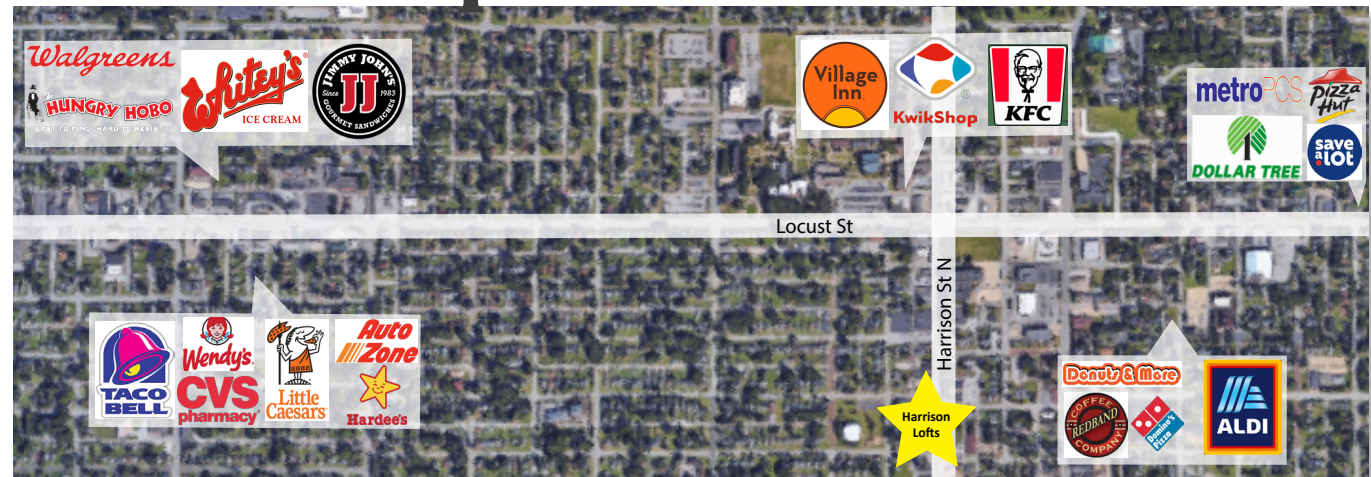
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Area Map



Trade Map



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About Davenport

Davenport is a city in and the county seat of Scott County, Iowa, United States. It is located along the Mississippi River on the eastern border of the state, and is the largest of the Quad Cities, a metropolitan area with a population estimate of 382,630 and a CSA population of 474,226; it is the 90th largest CSA in the nation. Davenport was founded on May 14, 1836 by Antoine Le Claire and was named for his friend George Davenport, a former English sailor who served in the U.S. Army during the War of 1812, served as a supplier Fort Armstrong, worked as a fur trader with the American Fur Company, and was appointed a quartermaster with the rank of colonel during the Black Hawk War. According to the 2010 census, the city had a population of 99,685 (making it Iowa's third-largest city). The city appealed this figure, arguing that the Census Bureau missed a section of residents, and that its total population was more than 100,000. The Census Bureau estimated Davenport's 2019 population to be 101,590.

Located approximately halfway between Chicago and Des Moines, Davenport is on the border of Iowa across the river from Illinois. The city is prone to frequent flooding due to its location on the Mississippi River. There are two main universities: St. Ambrose University and Palmer College of Chiropractic. Several annual music festivals take place in Davenport, including the Mississippi Valley Blues Festival, the Mississippi Valley Fair, and the Bix Beiderbecke Memorial Jazz Festival. An internationally known 7-mile foot race, called the Bix 7, is run during the festival. The city has a Class A minor-league baseball team, the Quad Cities River Bandits. Davenport has 50 plus parks and facilities, as well as more than 20 miles (32 km) of recreational paths for biking or walking.

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Mobility Scores



81

Very Walkable!



65

Some Transit



59

Bikable

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Available Spaces



Harrison Lofts
1420 N Harrison Street
Davenport, IA 52803

First Floor
Updated 1.4.2021

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