

Vacant Shopping Center

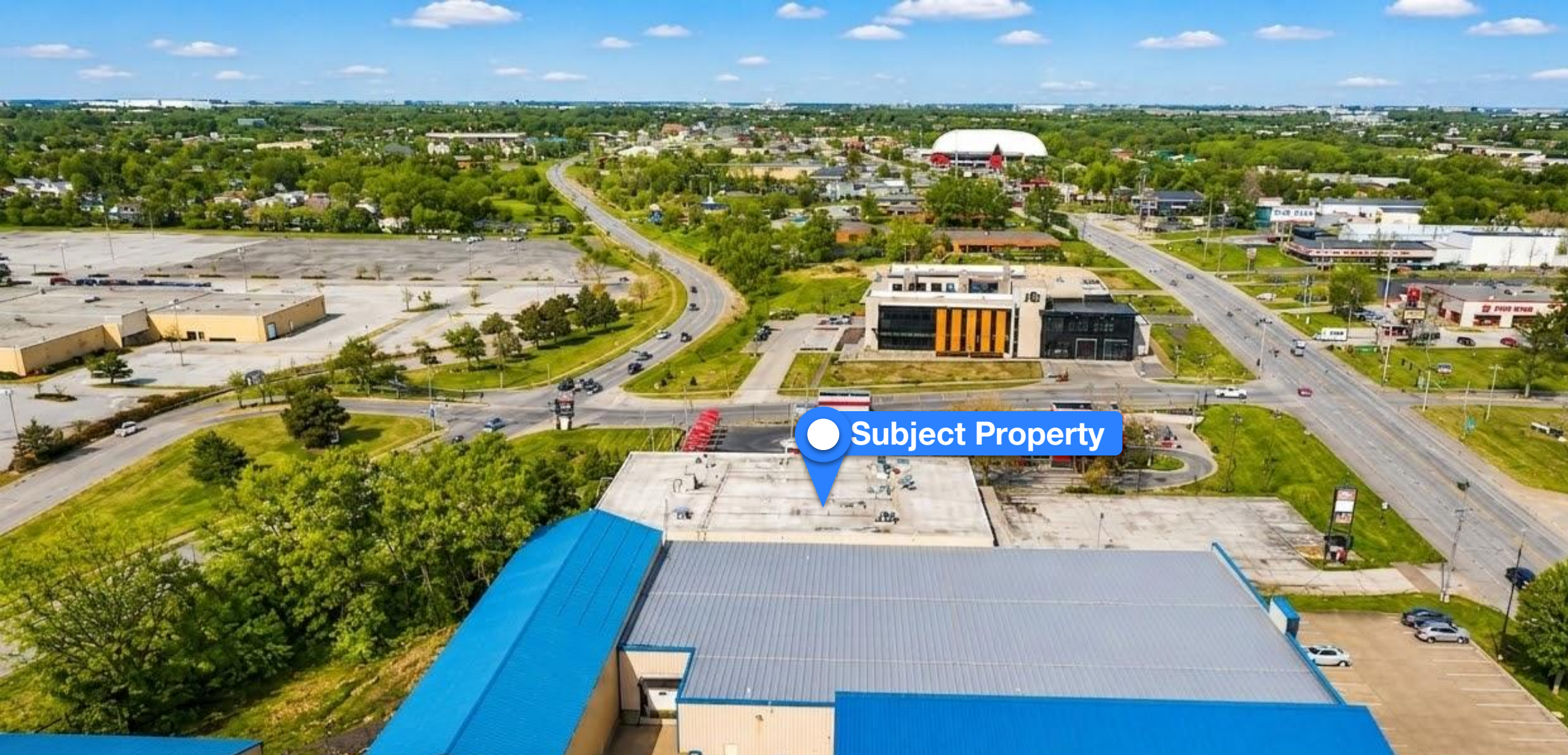
4128 N Brady St, Davenport, IA 52806

**Retail
Investment Opportunity**

Offering Memorandum



MATTHEWS™



Exclusively Listed By



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Property Overview

Vacant Shopping Center
4128 N Brady St, Davenport, IA 52806



Investment Highlights

Property Highlights

- **1.38-Acre Redevelopment Site at the Entrance to NorthPark Mall:** ±60,000 SF of land with a ±15,225 SF vacant strip center, offered at auction at the front door of the Quad Cities' busiest retail corridor. Ready for reuse or a tear-down and rebuild.
- **Zoning Allows Most Uses:** Community Commercial (C-C) zoning permits retail, restaurant, and service uses by right. Good fit for QSR, drive-thru, coffee, urgent care, or multi-tenant.
- **Busy Corner with Strong Visibility:** Frontage on US Highway 61 (16,000+ cars/day) and direct access to N Brady St (29,500+ cars/day) providing exceptional visibility and accessibility.
- **Next to NorthPark Mall, the Area's Top Retail Draw:** Adjacent to Iowa's third-largest mall, serving a 399,000-person trade area where 81% of shoppers visit five-plus times a year. The City is reviewing plans to convert the mall to mixed-use, which would add daytime traffic and nearby residents over time, a long-term plus for service retail and QSR.

*Buyer to verify zoning and allowed uses.





 **North High School**
±1,190 Students



 **Ridgecrest Village**
±137 Units

461
±17,000 VPD



Subject Property

 **Winding Hills**
±300 Units



 **Oak Valley Apartments**
±262 Units



6
±29,500 VPD



 **Mid City High School**
±306 Students

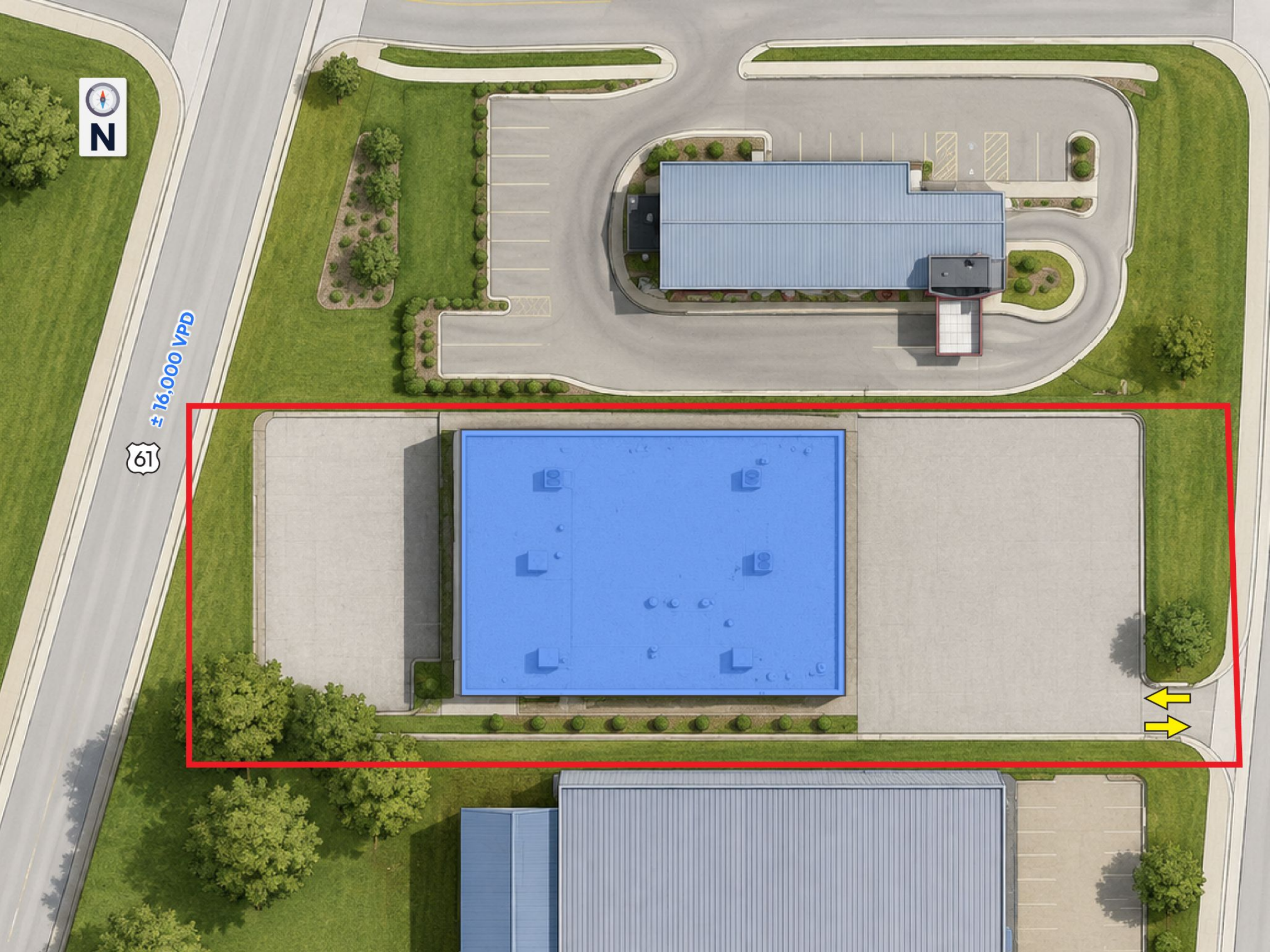
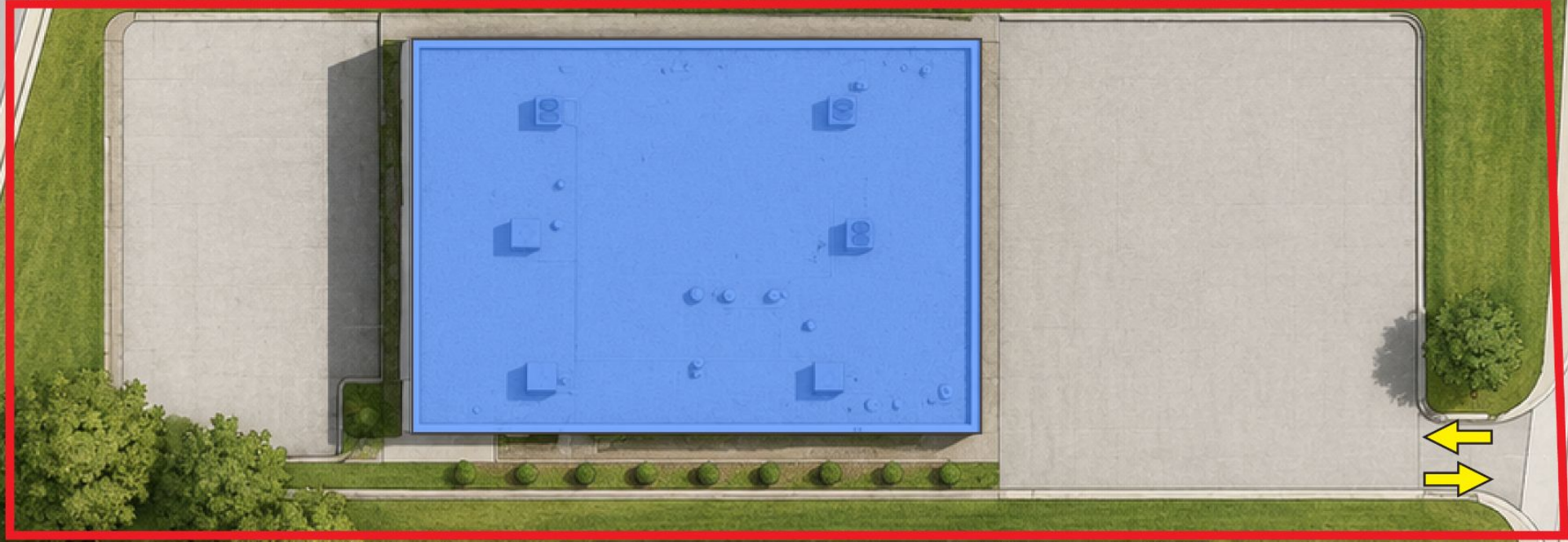
61
±16,000 VPD

 **Brady Street Stadium**
±10,000 Seats





± 16,000 VPD



4128 N Brady St
Davenport, IA 52806

Contact Broker
For Additional Information

\$450,000

List Price

C-C

Zoning

±16,000 VPD

Highway 61

±15,225 SF

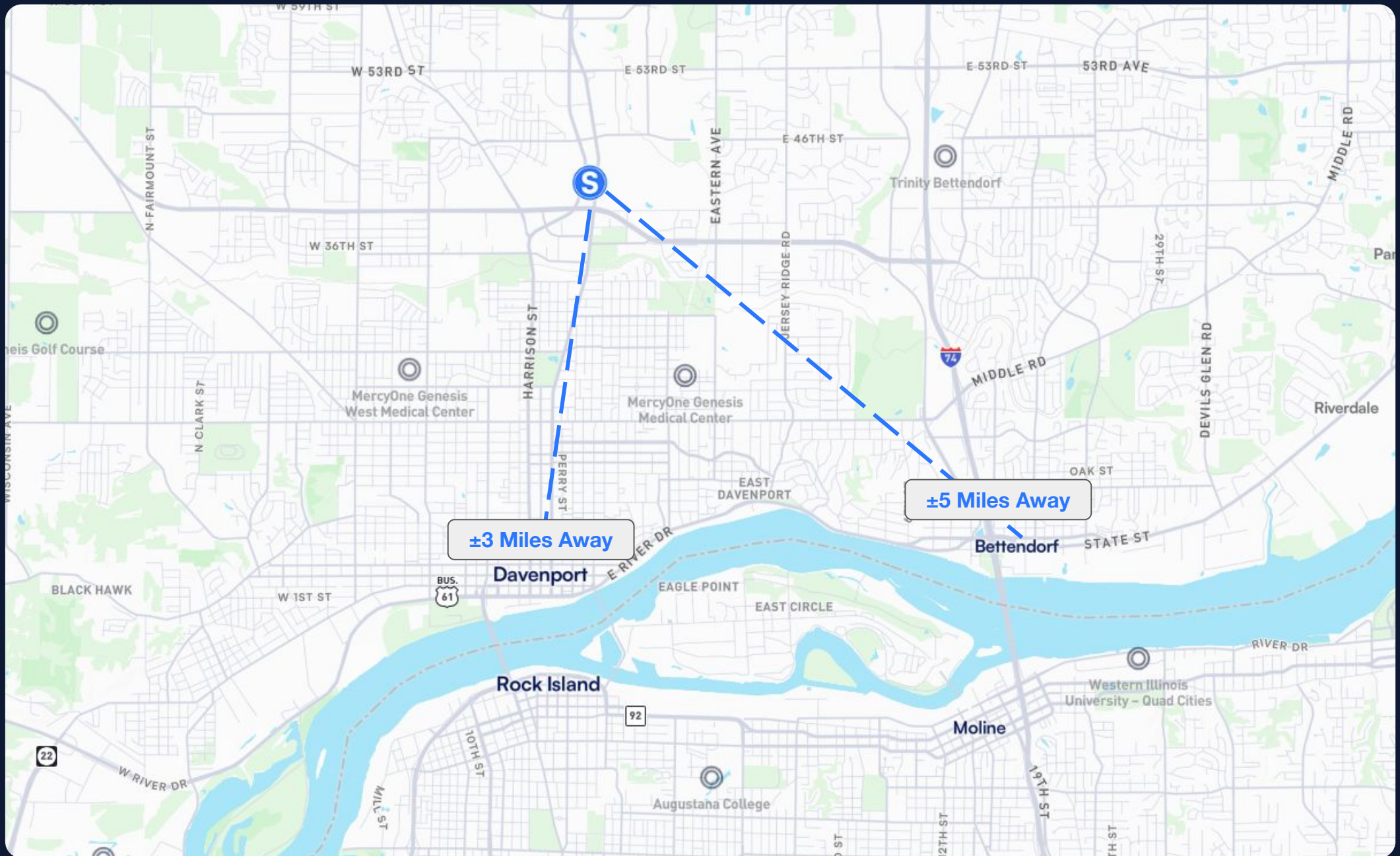
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Subject Property



Market Overview

Vacant Shopping Center
4128 N Brady St, Davenport, IA 52806



Davenport, IA

Market Demographics

100,358

Total Population

\$66,200

Median HH Income

62,800

Employed Population

4.3%

Retail Vacancy

- **Main Industries:** Manufacturing, Logistics, Healthcare, Education, Finance, Retail
- **Top Employers:** John Deere, Kraft Heinz, Sterilite, Eastern Iowa Community College, Saint Ambrose University
- **Infrastructure/Economic Development:** Eastern Iowa Industrial Center, new rail transload facility, Davenport capital improvement program, downtown reinvestment projects

Local Market Overview

Davenport anchors the Iowa side of the Quad Cities, offering a stable consumer base, accessible cost structure, and regional draw along the Mississippi River. The city supports more than 100,000 residents, over 43,000 households, and a median household income of approximately \$66,200, creating a broad demand base for daily-needs retail, restaurants, service users, and neighborhood-oriented operators. Retail fundamentals benefit from short commute times, established residential neighborhoods, and proximity to regional traffic corridors.

North Davenport is one of the city's most established commercial areas, supported by regional shopping, hospitality, healthcare, education, and commuter traffic. The Brady Street corridor benefits from strong visibility, direct access to surrounding neighborhoods, and connectivity to I-80 and I-74, positioning retail assets to capture both local spending and Quad Cities regional demand.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,000	80,698	155,220
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,781	35,381	66,283
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$79,100	\$91,881	\$97,075

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4128 N Brady St, Davenport, IA, 52806** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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