

Kimberly Crossing

1200 E Kimberly Road | Davenport, IA 52807



HIGHLIGHTS

Type: Community Retail Shopping Center
Total SF: 90,267

CONTACT

Joseph DeFeo
p. 732.203.7735
jdefeo@firstnationalrealtypartners.com

PROPERTY HIGHLIGHTS

Kimberly Crossing is a grocery and fitness anchored shopping center in the affluent Midwest city of Davenport, IA. The 90,267 square-foot center is 98% occupied and leased to national tenants Fresh Thyme, Planet Fitness, and Dollar General. Fresh Thyme's lease runs through April 2027 and Planet Fitness recently relocated to the center on a new 15-year lease that expires in October, 2034.

More than 94% of the occupied space is leased to National tenants, including an ideal mix of internet-resistant businesses that focus on daily-needs, fitness, food and service. The offering also includes two single-tenant pad sites: Mississippi Valley Credit Union and Vision 4 Less. The Credit Union is separately parceled with below market rent, and the Vision 4 Less has term through August 2027 with base rent increases in 2020 and 2025.

Kimberly Crossing is located along the heavily traveled retail corridor of Kimberly Road/US-6 (31,000+ VPD), and there are two main access points, including a lighted intersection at Kimberly Road and Spring Street. Considerable investment was recently made into upgrading the shopping center, which boasts a new façade, new roof, parking lot, pylon sign, and lighting.

RETAILERS INCLUDE



DEMOGRAPHICS

2020 Est Population
2020 Est Daytime Population
2020 Est Households
2020 Est Avg Household Income
2020 Est Med Household Income



Kimberly Crossing



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|-----------|----------------------------|-----------|----------|------------------------------------|-----------|
| PAD | Development Pad Available | 4,500 SF | 375-2170 | Dollar General | 8,050 SF |
| 100A-2104 | QDOBA | 2,171 SF | 400-2178 | Journey Chiropractic | 1,200 SF |
| 100B-2112 | Once Upon A Child | 3,229 SF | 410-2182 | Optimal Nutrition and Supplements | 1,200 SF |
| 150A-2120 | SalonCentric | 2,400 SF | 420-2186 | Jujube Frozen Yogurt | 1,200 SF |
| 150B-2124 | Jersey Mike's Subs | 1,800 SF | 430-2190 | T-Nails | |
| 200-2128 | Fresh Thyme Farmers Market | 28,709 SF | 440-2194 | Sanitary Cleaners | 1,800 SF |
| 201 | Planet Fitness | 21,283 SF | 600-2150 | Vision 4 Less | 4,225 SF |
| 300-325 | Available | 4,229 SF | 700-2102 | IH Mississippi Valley Credit Union | 10,000 SF |
| 350-2168 | Available | 1,800 SF | | | |

