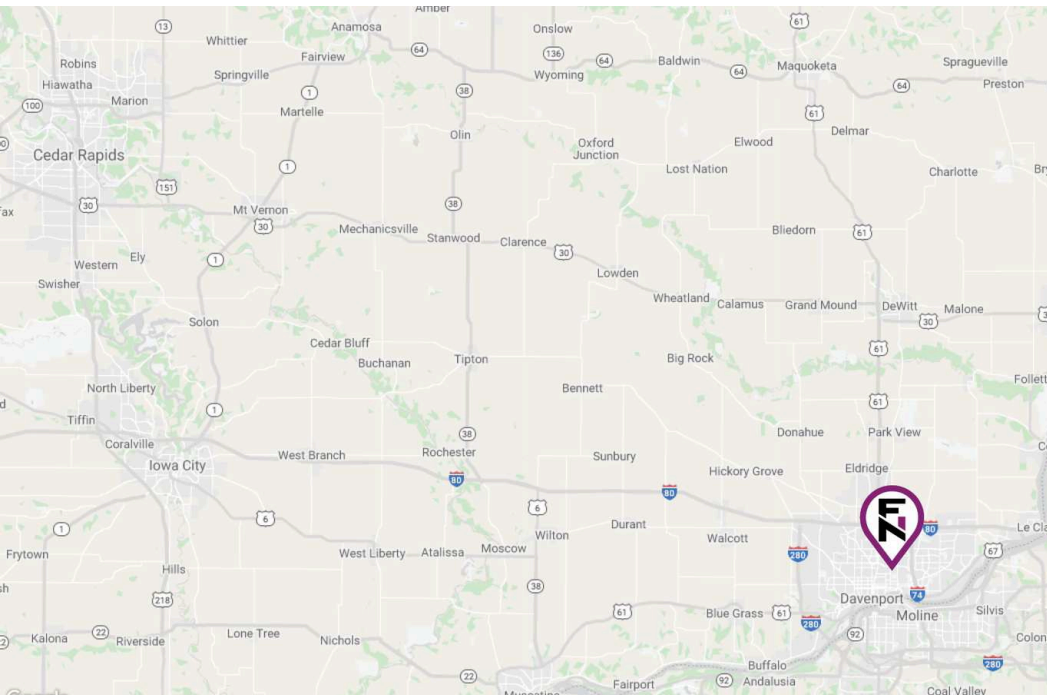


# KIMBERLY CROSSING




2100 E Kimberly Road, Davenport, IA 52807



## HIGHLIGHTS

MSA	Davenport-Moline-Rock Island
COUNTY	Scott
GLA	90,267
ACRES	8.99
PARKING	475

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
	8,799	76,262	174,490
	4,220	32,797	72,571
	\$103,530	\$100,697	\$95,038

## PROPERTY FEATURES

- Kimberly Crossing is a 90,267 square-foot shopping center anchored by a Fresh Thyme market and co-anchored by Planet Fitness in the affluent midwest city of Davenport, IA.
- The center also features Dollar General, Qdoba, and Jersey Mikes, among others, creating an ideal mix of internet-resistant businesses that focus on daily-needs like fitness, food and service.
- Kimberly Crossing offers excellent exposure along the heavily traveled retail corridor of Kimberly Road/US-6 (31,973+ VPD) with easy access from two main points, including a lighted intersection at Kimberly Road and Spring Street.



PROPERTY  
WEBSITE

Jeff Kellams | (317) 332-7722 | jkellams@fnrpusa.com

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SUITE	TENANT NAME	SF
10A-2104	Qdoba	2,171
10B-2112	Once Upon A Child	3,229
15A-2120	Salon Centric	2,400
15B-2124	Jersey Mike's Subs	1,800
200-2128	Fresh Thyme Farmers Market	28,709
201-2130	Planet Fitness	21,283
<b>350-2168</b>	<b>Available</b>	<b>1,800</b>
375-2170	Dollar General	8,050
<b>400-2178</b>	<b>Available</b>	<b>1,200</b>
<b>410-2182</b>	<b>Optimal Nutrition</b>	<b>1,200</b>
<b>420-2186</b>	<b>Available</b>	<b>1,200</b>
430-2190	T-Nails	1,200
<b>440-2194</b>	<b>Available</b>	<b>1,800</b>
600-2150	Vision 4 Less	4,225
700-2102	IH Mississippi Valley Credit Union	10,000

■ AVAILABLE   ■ AVAILABLE SOON   ■ LEASED   ■ NAP (NOT A PART)



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**FIRST NATIONAL**  
REALTY PARTNERS



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