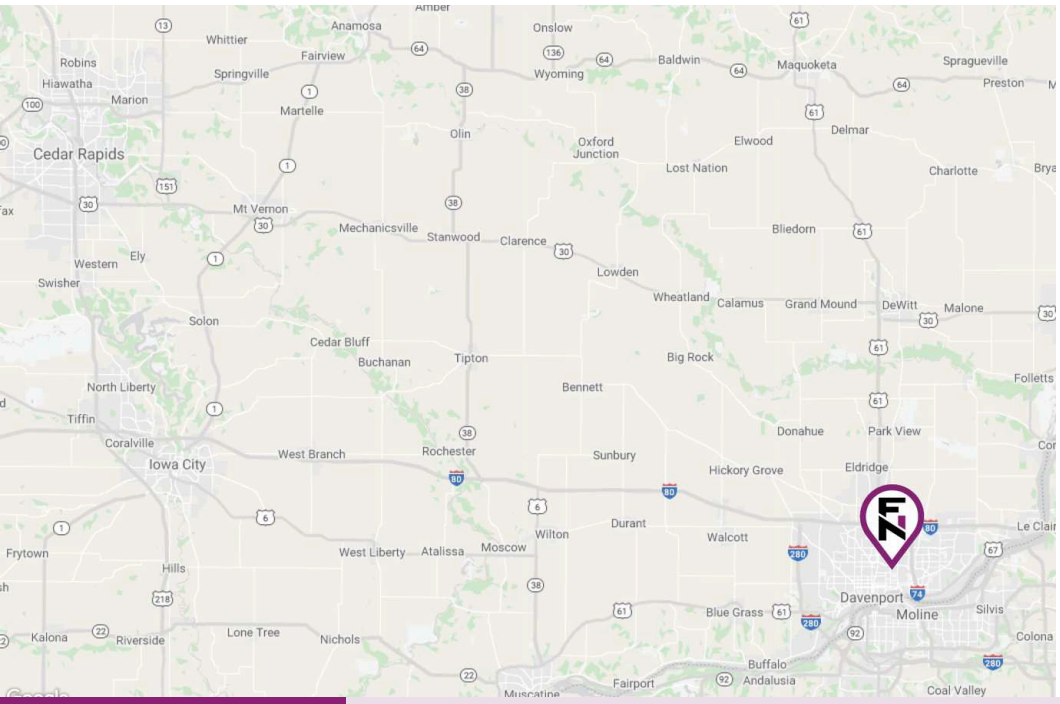
KIMBERLY CROSSING

2100 E Kimberly Road, Davenport, IA 52807

FIRST NATIONAL REALTY PARTNERS





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.

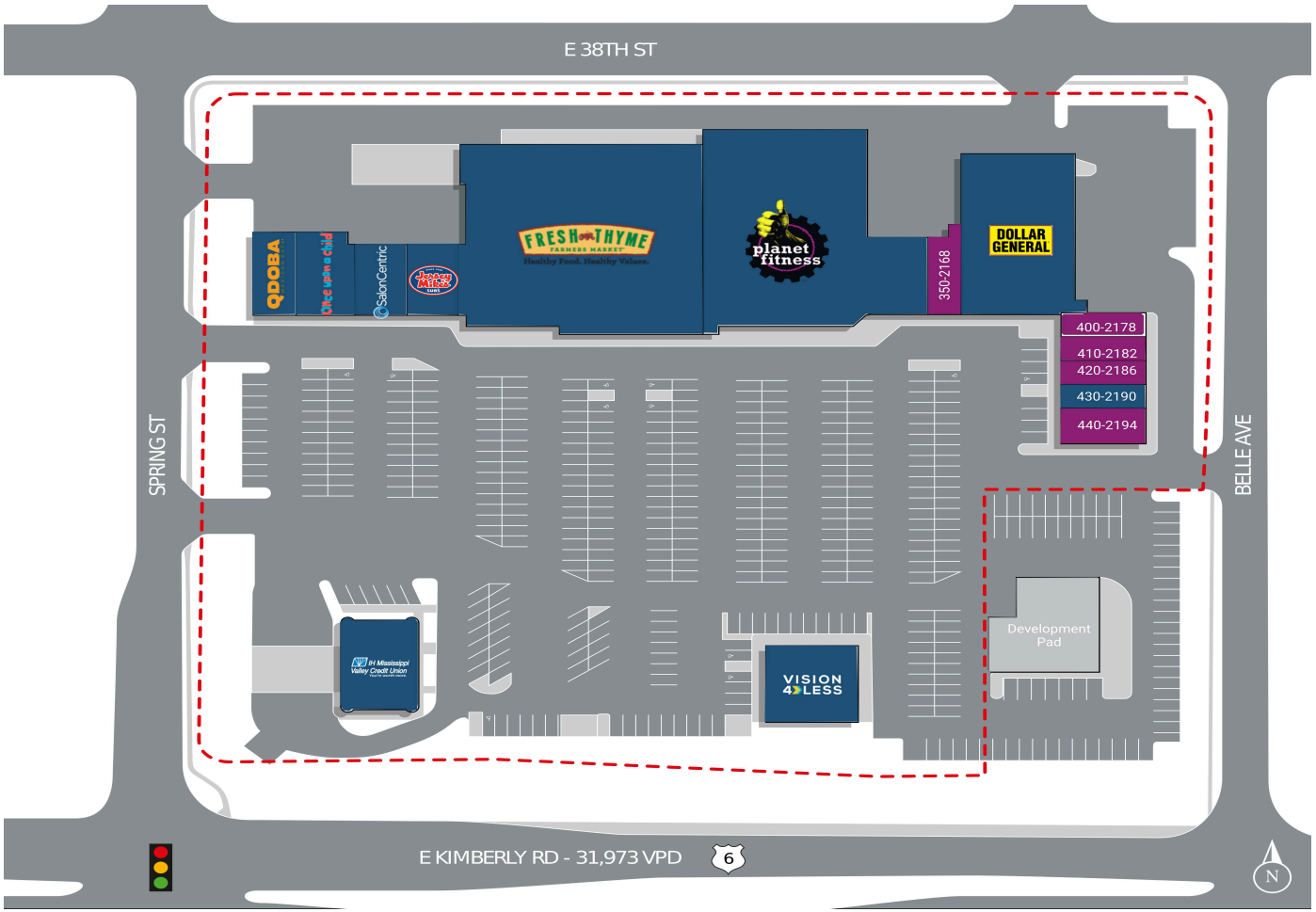
PROPERTY WEBSITE

Jeff Kellams | (856) 501-6735 | jkellams@fnrpusa.com

KIMBERLY CROSSING

2100 E Kimberly Road, Davenport, IA 52807

FIRST NATIONAL REALTY PARTNERS



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
350-2168	**Available**	**1,800**
375-2170	Dollar General	8,050
400-2178	**Available**	**1,200**
410-2182	**Available**	**1,200**
420-2186	**Available**	**1,200**
430-2190	T-Nails	1,200
440-2194	**Available**	**1,800**
600-2150	Vision 4 Less	4,225
700-2102	IH Mississippi Valley Credit Union	10,000

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

PROPERTY WEBSITE

Jeff Kellams | (856) 501-6735 | jkellams@fnrpusa.com

KIMBERLY CROSSING

2100 E Kimberly Road, Davenport, IA 52807

FIRST NATIONAL REALTY PARTNERS



Disclaimer: All product and company names are trademarks™ or registered ® trademarks of their respective holders. Use of them does not imply any affiliation with or endorsement by them. Any product names, logos, brands, and other trademarks or images featured or referred to within are the property of their respective trademark holders. These trademark holders are not affiliated with FNRP. The information contained herein is for general informational purposes only. FNRP makes no representation or warranty, express or implied. Your use of the information is solely at your own risk. This document may contain information concerning third party content, which FNRP does not warrant, endorse, or assume liability for.