KIMBERLY CROSSING

2100 E Kimberly Road, Davenport, IA 52807





	3) Whittier	Anamosa		Onslow	(61)		
Robins		Fairview	64	(136) (64)	Baldwin (64) Maquok	eta Spra	gueville
Hiawatha	Springville		(38)	Wyoming	60	64	Preston N
(100) Marion	Ma	artelle			[61]	4. 9	
CONTENT			Olin	7 6		Delmar	
Cedar Rapids				Oxford Junction	Elwood		
	51))			Lost Nation	Charlo	tte Brya
[70]	Mt Vernon		(38)				
ax	(30)	Mechanics	ville		Bliedorn	[61]	
Ely			ville Stanwood C	larence (30)			
Western	0			Lowden			
Swisher					Wheatland Calamus Grand		
	Solon				Calamus Grand	Mound DeWitt Mal	one 30
		Cedar Bluff				613	
		Buchan	an Tipton		Big Rock	Sandy of the Party	
North Liberty				Bennett		Cm	Folletts
d Tiffin	0					(61)	
Coralville			38		Donahue	Park View	Cor
A MARKET	wa City We	st Branch	Rochester	Sunbury	Hickory Grove	Eldridge	Col
	180		100		Hickory Grove	Lidnage	
13.10	(6)			6		(E)	
0				Wilton	Walcott		Le Clair
Frytown		West Liber	ty Atalissa Mos	cow	Taloott Talo	CHANGE THE THE	67
	Hills			(38)			19/5000
in (21	8			T		Davenport 70	Silvis
Kalona (2)	Lone Tree			(61)	Blue Grass 61	Moline	
2) Kalona Riverside	Lone Tree	Nichols				9	Colona
1.6			22		Buffalo		780
Goodb A	- No	ء الد		Muscatine Fairpoi	rt 92 Andalusia	Coal Va	alley

HIGHLIGHTS		DEMOGRAPHICS				
MSA	Davenport-		1 Mile	3 Mile	5 Mile	
COUNTY	Moline-Rock Island Scott	iţi	8,799	76,262	174,490	
GLA	90,267		4,220	32,797	72,571	
ACRES	8.99	\$	\$103,530	\$100,697	\$95,038	
PARKING	475					

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.

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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
350-2168	Available	1,800
375-2170	Dollar General	8,050
400-2178	Available	1,200
410-2182	Optimum Nutrition	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)



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