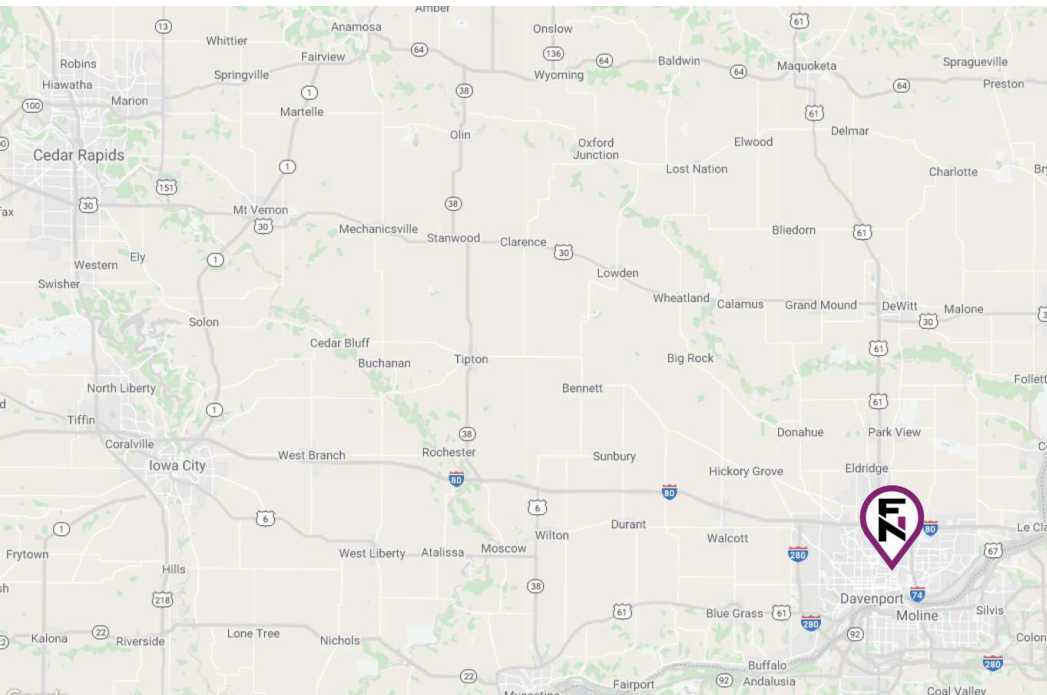


KIMBERLY CROSSING

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

Bret Nesbitt | 850-401-0554 | bnesbitt@fnrpusa.com

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 |
| 350-2168 | Available | 1,800 |
| 375-2170 | Dollar General | 8,050 |
| 400-2178 | Available | 1,200 |
| 410-2182 | Optimal 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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FIRST NATIONAL
REALTY PARTNERS



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