## KIMBERLY CROSSING

2100 E Kimberly Road, Davenport, IA 52807





Robins Hiawatha (100) Marion	Whittier Springville	Anamosa Fairview  1 Martelle	Amper (64) (38)	Onslow (36) Wyoming	Baldwin (a) Maquoki	(64)	agueville Preston <sub>N</sub>
			Olin	Oxford	Elwood	Delmar	
Cedar Rapids		1		Junction	Lost Nation	Charlo	tte Brya
ax (30)	(151) Mt Vern	on Mechanics	38)		Bliedorn		
Western Ely Swisher	0	Westidilles	Stanwood (	larence (30) Lowden	Biledoni	(61)	
Swisner	Solon				Wheatland Calamus Grand	Mound DeWitt Mal	one (30)
		Cedar Bluff Buchar	nan Tipton		Big Rock	61)	K
North Libert d	y O			Bennett		<b>61</b>	Folletts
Coralville		West Branch	(38) Rochester		Donahue	Park View	Cor
	Iowa City	west branch	<b>1</b>	Sunbury	Hickory Grove	Eldridge	
0 4	6			6 Durant	Walcott	(F).	Le Clair
Frytown		West Liber	ty Atalissa Mos		Walcott		67)
ih Kalona (2)	Hills (218)			38 61	Blue Grass (61)	Davenport Woline	Silvis
Kalona Rivers	de	Nichols	22	Muscatine Fairpoi	Buffalo rt ② Andalusia	Coal V	Colona

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	<b>\$</b>	\$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	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

 $\blacksquare$  AVAILABLE  $\square$  AVAILABLE SOON  $\blacksquare$  LEASED  $\square$  NAP (NOT A PART)



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