KIMBERLY CROSSING

2100 E Kimberly Road, Davenport, IA 52807





Robins Hiawatha (100) Marion	Whittier Springville	Anamosa Fairview ① artelle	(64) (38)	Onslow (136) (a) Wyoming	Baldwin (a) Maquoket	64	peville Preston N
			Olin	Oxford	Elwood	Delmar	
Cedar Rapids	(1			Junction	Lost Nation	Charlotte	Brya
ax 30	Mt Vernon	Mechanicsvi	(38)	Clarence (30)	Bliedorn	60	
Western Ely Swisher	0			Lowden			
	Solon				Wheatland Calamus Grand M	ound DeWitt Malon	e (30)
		Cedar Bluff Buchanar	Tipton		Big Rock	(a)	
North Liberty				Bennett		61	Folletts
Tiffin Coralville	W	est Branch	(38) Rochester	Sunbury	Donahue	Park View	Cor
lowa	City	est biditil	***	Sunbury	Hickory Grove	Eldridge	
0 1	6			Wilton Durant	Walcott	(F)	Le Clair
Frytown		West Liberty	Atalissa Mo	scow	100		67
th (218) 2 Kalona (22) Riverside	Lone Tree	Nichols		(3)	Blue Grass 61)	Davenport Moline	Silvis
Coords			22	Muscatine Fairpor	Buffalo 1 92 Andalusia	Coal Valle	230 Py

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	I				

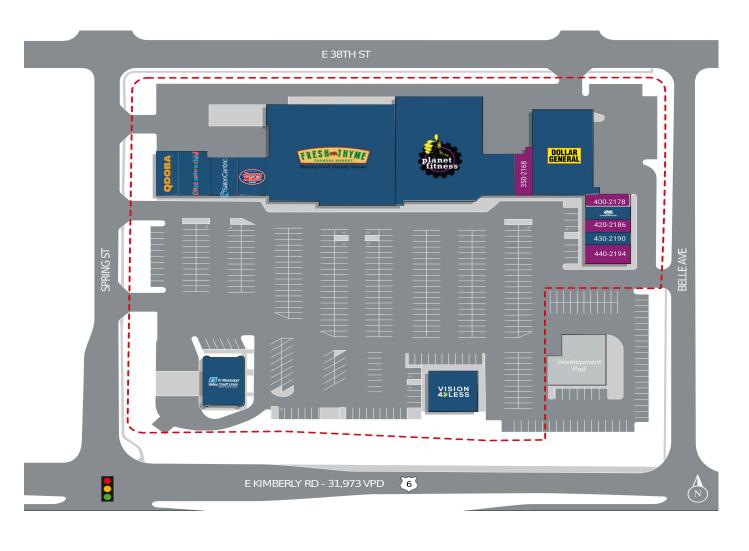
PROPERTY FEATURES

- 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

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



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