



# Automotive Space

## Showroom/Service Building

### 101 W. Kimberly Road | Davenport, Iowa

The property is currently occupied and actively operating. To avoid disruption to ongoing business operations, all tours and site visits must be scheduled in advance and coordinated exclusively through the listing brokers.

**AVAILABLE**

Contact Listing Broker

**5.40 Acres**

**32,087 SF BUILDING**

For more information,  
please contact:



**RICHARD J. SCHAEFER**

*Vice President/Director*

o: 563-823-5127

c: 563-210-4488

e: [rschaefer@ruhlcommercial.com](mailto:rschaefer@ruhlcommercial.com)



**PETE HADJIS**

*Sales Manager/Vice President*

o: 563-355-4000

c: 319-640-0527

e: [phadjis@ruhlcommercial.com](mailto:phadjis@ruhlcommercial.com)

Unauthorized access or direct contact with  
on-site personnel is not permitted.



## 101 W. Kimberly Road Property Highlights

- ±32,087 SF total building area with showroom, office, and service components
- Situated on ±5.40 acres with expansive paving and excellent site circulation
- Built in 2005 with quality construction and modern dealership design
- High-image showroom with structural glass, canopy features, and strong curb appeal
- 14 service bays
- Enclosed service drive with 4 doors
- Car wash area
- Fully sprinklered building
- Trench drains throughout service area
- Forced air heat, compressed air lines, and air circulation fans
- Mezzanine storage area
- 10 private offices plus parts room
- Large customer/employee lounge and restrooms
- Strong visibility and access along Kimberly Road corridor
- Significant on-site parking and outdoor display potential

All information deemed reliable but not guaranteed

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## Details 101 W. Kimberly Rd.

Parcel	P1412-03B
Building Size	32,087 SF
Year Built	2005
Lot Size	5.40 Acres (235,224 SF)
Zoning	C-3
Taxes	\$235,820 (2024)
HVAC	Showroom: Forced air heat with A/C Service: Make-up air (heat only) with partial A/C in select areas & office space

## Size Breakdown

- Total Showroom/Sales: **14,946 SF**
- Total Service: **13,435 SF**

### Overhead Doors: 9 total

- Showroom Building: 4 doors (12' x 12')
- Service Building: 5 doors
  - (4 are 9' x 11', 1 is 14' x 12')

All information deemed reliable but not guaranteed

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## 101 W. Kimberly Road, Davenport



# 101 W. Kimberly Road, Davenport

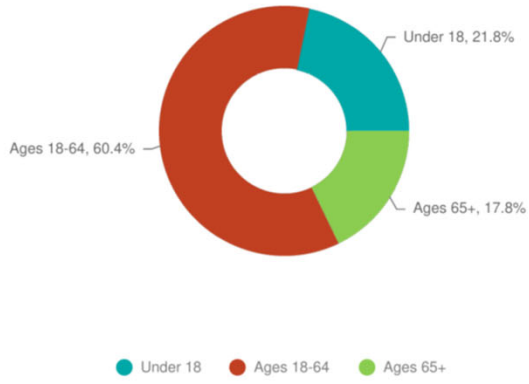


These statistics are referencing a 5-mile radius around the site.

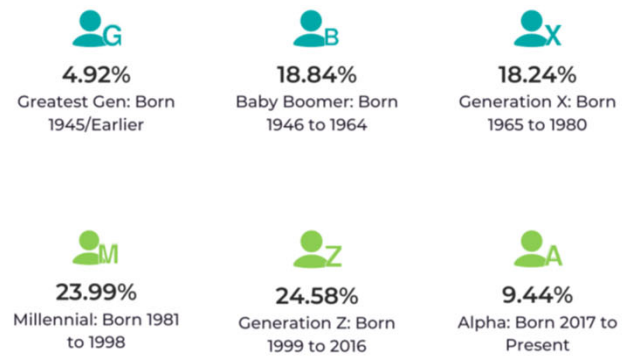
**POPULATION TRENDS AND KEY INDICATORS**  
5 Miles Ring

<b>155,841</b> Population	<b>65,379</b> Households	<b>37.8</b> Median Age
<b>2.3</b> Avg Size Household	<b>\$59,665</b> Median Household Income	<b>\$179,019</b> Median Home Value
<b>66</b> Wealth Index	<b>118</b> Housing Affordability	<b>56.8</b> Diversity Index

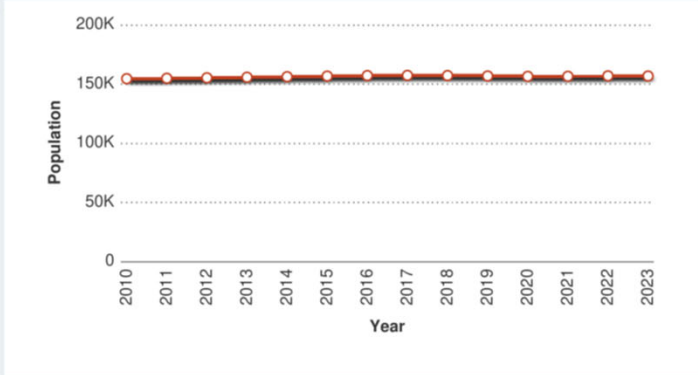
**POPULATION BY AGE**



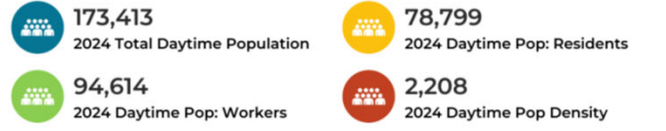
**POPULATION BY GENERATION**



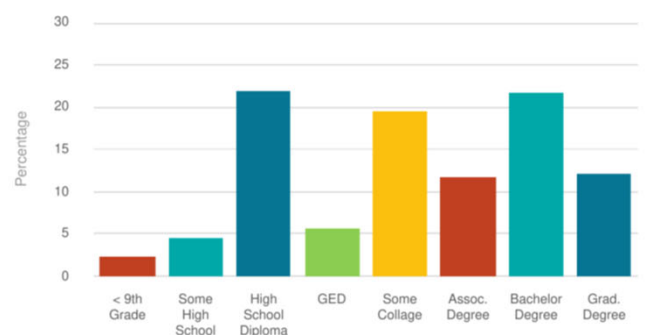
**HISTORICAL & FORECAST POPULATION**



**DAYTIME POPULATION**



**POPULATION BY EDUCATION**



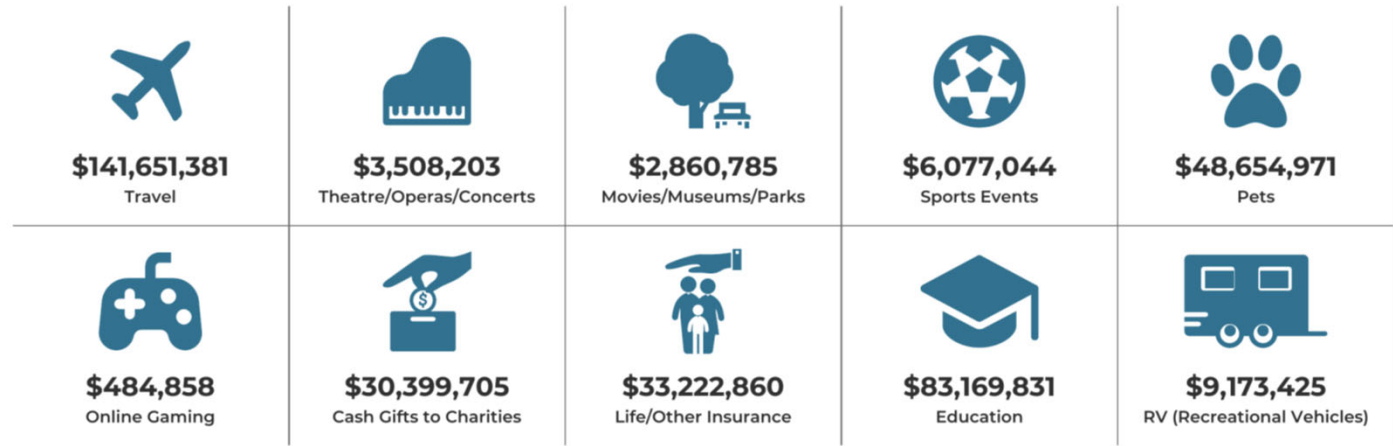
These statistics are referencing a 5-mile radius around the site.

# Lifestyle and Tapestry Segmentation Infographic

## LIFESTYLE SPENDING



## ANNUAL LIFESTYLE SPENDING



## TAPESTRY SEGMENTS



## Quad Cities Overview

The Quad Cities is a dynamic family of communities on the Mississippi River where the river bends to run directly from east to west. This bi-state (IA/IL), multi-city region is the largest metropolitan area between St. Louis and Minneapolis on the upper Mississippi River.

The region lies within a 300-mile radius of 37 million people with close access to major markets.

The QC ranks at the top of the list for quality of life, cost of living and best place for business. When you choose the Quad Cities, you'll benefit from a dynamic region in the heart of America with competitive business costs and advantages with a Midwestern lifestyle and access to a skilled workforce.



### QUAD CITIES REGION POPULATION DATA

**474,000**  
POPULATION (2024)

**43%**  
POST-SECONDARY  
EDUCATION (2023)

**564,090**  
LABORSHED WORKFORCE (2024)

**87%**  
HIGH SCHOOL DIPLOMA  
OR HIGHER (2023)

For more information,  
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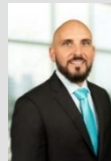
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## Quad Cities Information

#5

**BEST  
AFFORDABLE  
PLACES TO LIVE**

- U.S. News & World Report (2024)

**41**

QC MEDIAN AGE (2023)

QC COMMUTE TIME

**19** MEDIAN MINUTES

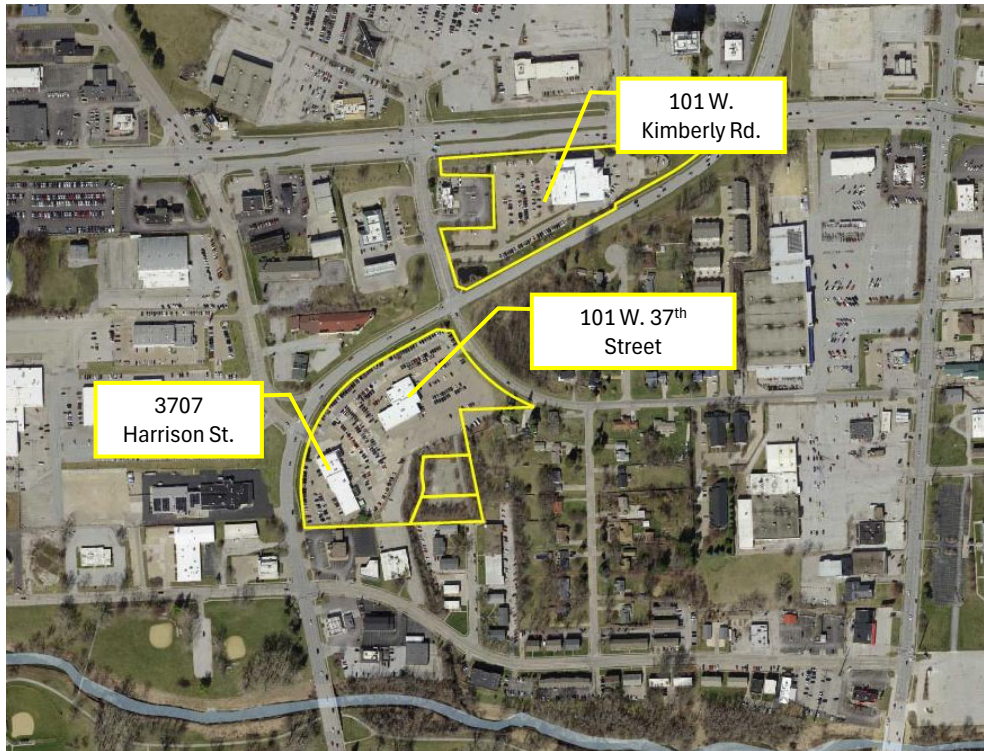
### QC Top Employers

1. John Deere
2. Rock Island Arsenal
3. UnityPoint Health – Trinity
4. MercyOne Genesis
5. Hy-Vee
6. Walmart

TOP 10:

**PRETTIEST  
RIVER TOWN IN  
AMERICA**

- World Atlas



**Davenport is the largest city in the family of communities of the Quad Cities. Davenport has a population of 100,938 (2024).**

Davenport's downtown has amazing views of the storied Mississippi River. Deeply rooted in its heritage, Davenport has a variety of museums to tour, historic neighborhoods, and a culture of creativity to share. Home to craft breweries, nightlife, live music venues, world-class festivals, outdoor adventures, many restaurants, minor league baseball team, and a casino resort.

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