



Multi-Building Automotive Campus

3707 Harrison Street | Davenport, IA
101 W. 37th Street | Davenport, IA

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 Brokers

8.99 Acres

36,540 SF BUILDINGS

For more information,
please contact:



RICHARD J. SCHAEFER

Vice President/Director

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e: rschaefer@ruhlcommercial.com



PETE HADJIS

Sales Manager/Vice President

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



Property Highlights for: 3707 Harrison Street & 101 W. 37th Street

- ±36,540 SF multi-building automotive campus with showroom and service facilities
- Situated on ±8.99 acres with extensive paved parking and display areas
- Two freestanding service/showroom buildings with flexible layouts
- Ideal for dealership, fleet operations, service center, contractor user, or redevelopment
- Prominent Harrison Street location with strong traffic exposure
- Large site allows for outdoor storage, inventory display, or future expansion

All information deemed reliable but not guaranteed

For more information,
please contact:



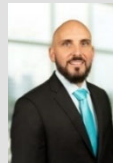
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101 W. 37th Street Highlights

- 17,138 SF building
- 10 service bays
- 6 overhead doors
- Main overhead door approx. 12' x 14'
- Approx. 18' clear height
- Trench drains
- Forced air heat
- LED lighting
- Oil separator
- 208/120 3-phase power
- Compressed air lines
- Parts department & storage
- Customer lounge, guest lounge, conference room
- Break room, restrooms, and 2 private offices



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3707 Harrison Street Highlights

- 19,402 SF building
- 10 service bays
- 6 overhead 14' x 15' doors
- Approx. 16' clear height
- Trench drains
- Radiant tube heat
- Customer lounge
- Large conference room
- Parts & service center
- Parts storage
- Restrooms
- 8 private offices
- Employee break room
- Tilt-up precast exterior construction

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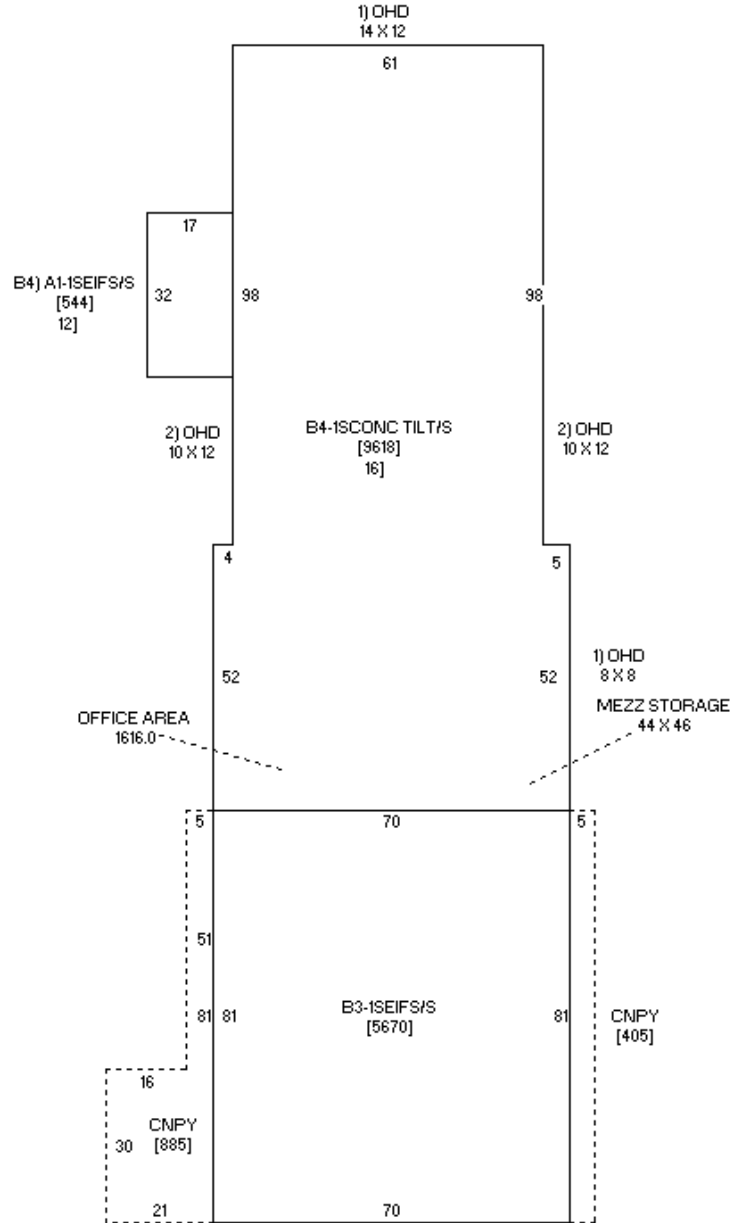
Details

Parcels	P1411-15, P1412-31, P1412-32
Building Size	36,540 SF (combined)
Year Built	1989 (with additions/updates)
Lot Size	8.99 Acres (391,604 SF)
Zoning	C-3
Taxes	\$167,448 (2024)
HVAC	Showroom: Forced air heat with A/C Service: Mix of radiant heat, suspended gas heaters & partial HVAC in office areas

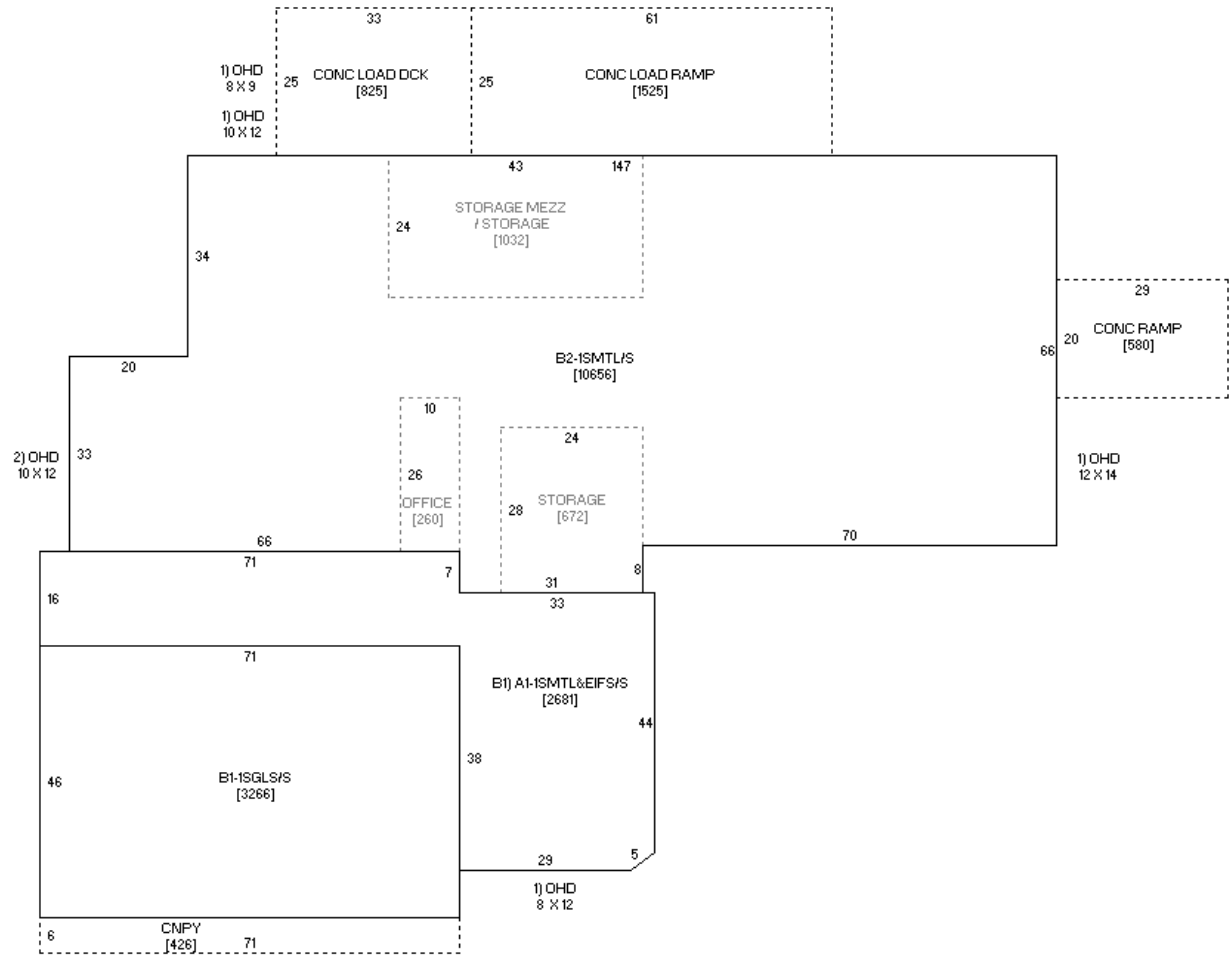
Buildings

- 17,138 SF building at 101 W. 37th Street
- 19,402 SF building at 3707 Harrison Street

3707 Harrison Street

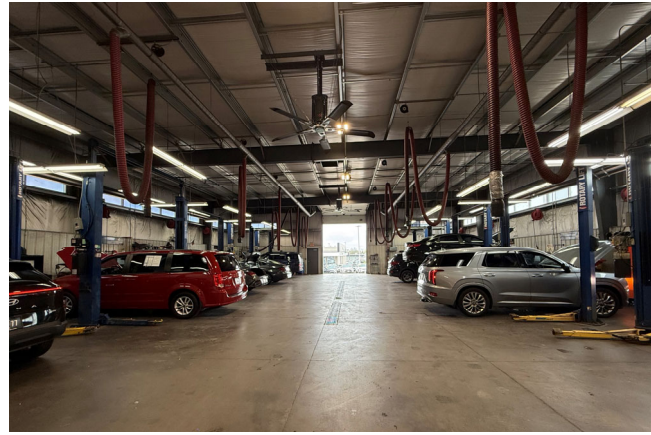
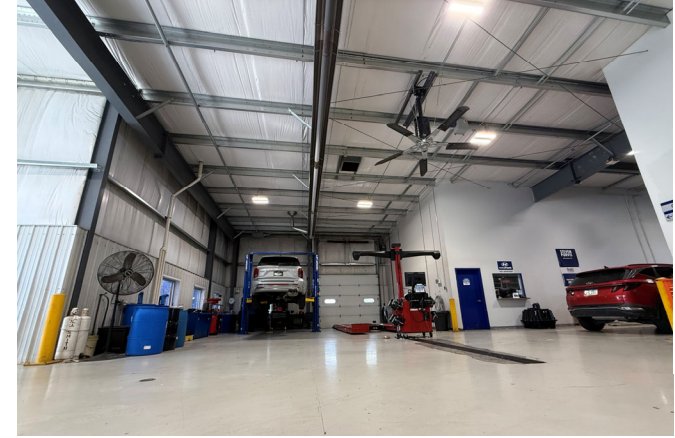


101 W. 37th Street

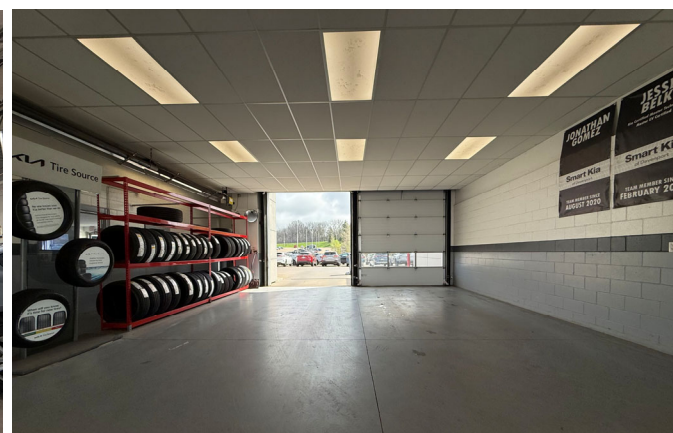
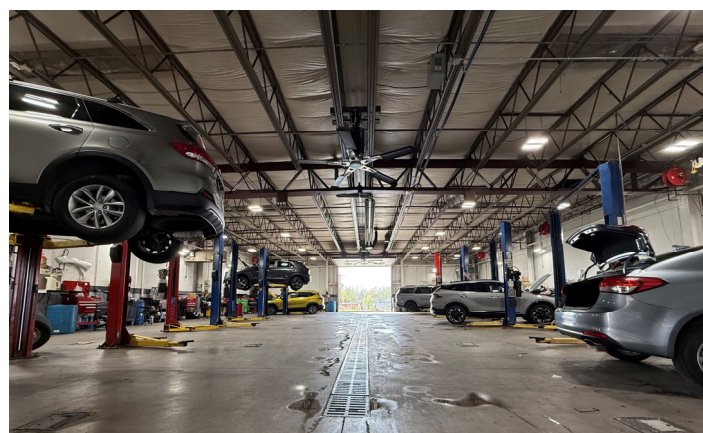
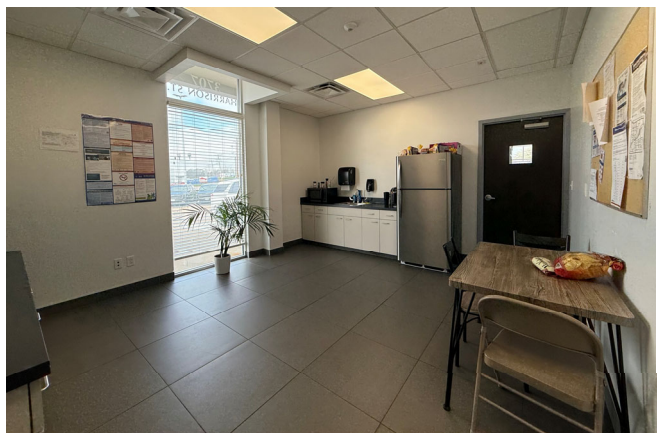


All information deemed reliable but not guaranteed

101 W. 37th Street | Davenport



3707 Harrison Street | Davenport



3707 Harrison Street & 101 W. 37th Street | Davenport

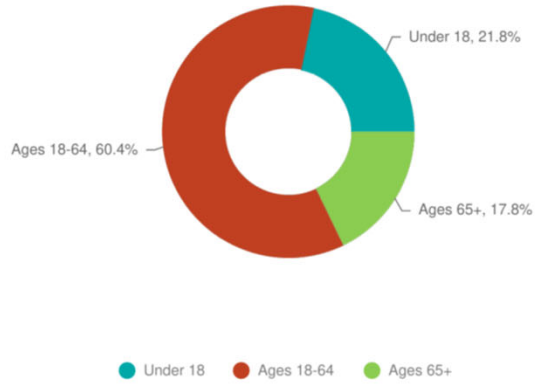


These statistics are referencing a 5-mile radius around the site.

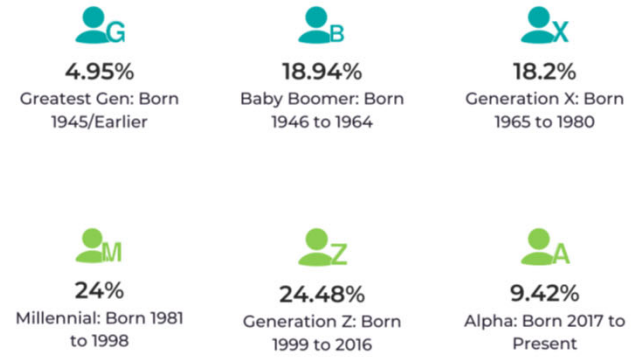
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

156,157 Population	65,684 Households	37.9 Median Age
2.3 Avg Size Household	\$59,217 Median Household Income	\$175,786 Median Home Value
65 Wealth Index	120 Housing Affordability	57.2 Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION



HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

-0.06%

2024-2029
Forecasted
Growth Rate

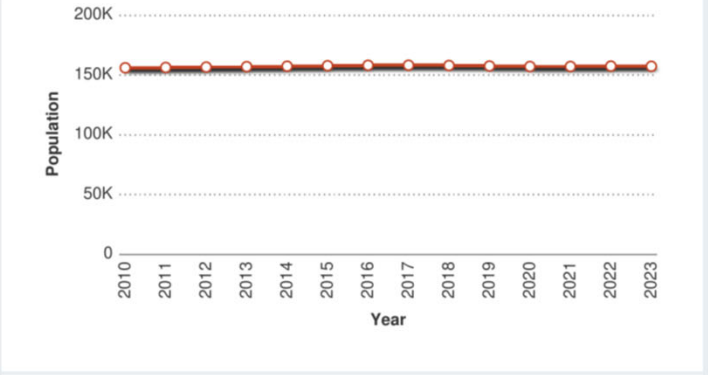
-0.22%

Household
Population

150,082

Population
Density

1,979



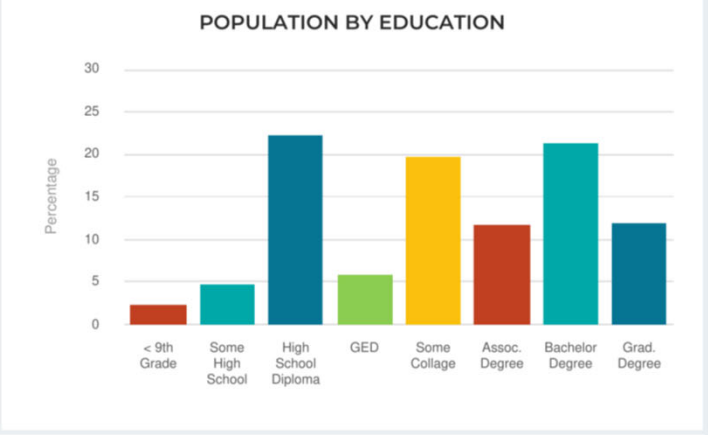
DAYTIME POPULATION

173,751
2024 Total Daytime Population

78,967
2024 Daytime Pop: Residents

94,784
2024 Daytime Pop: Workers

2,213
2024 Daytime Pop Density



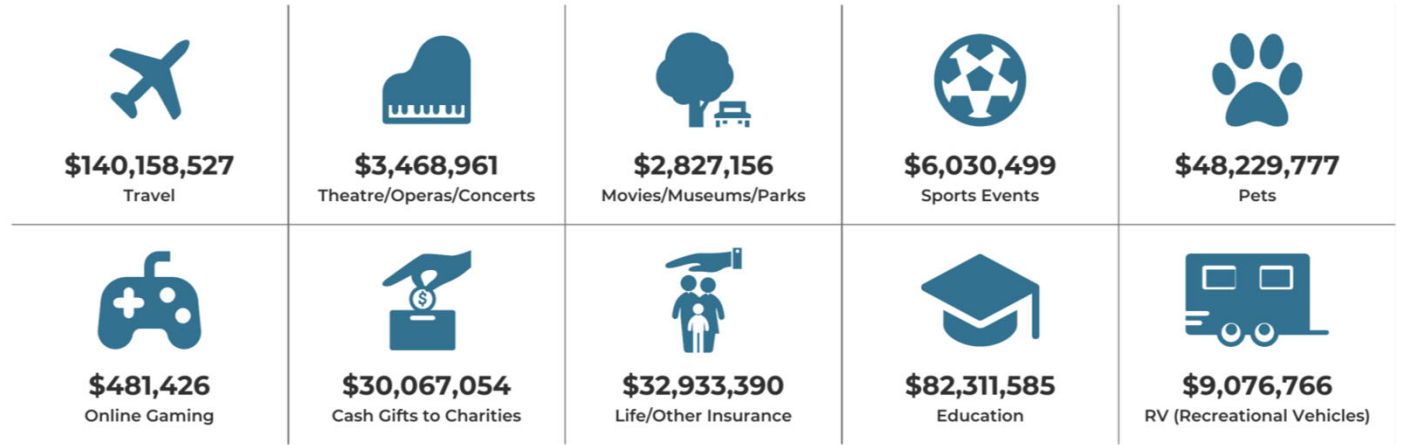
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Lifestyle and Tapestry Segmentation Infographic

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)

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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

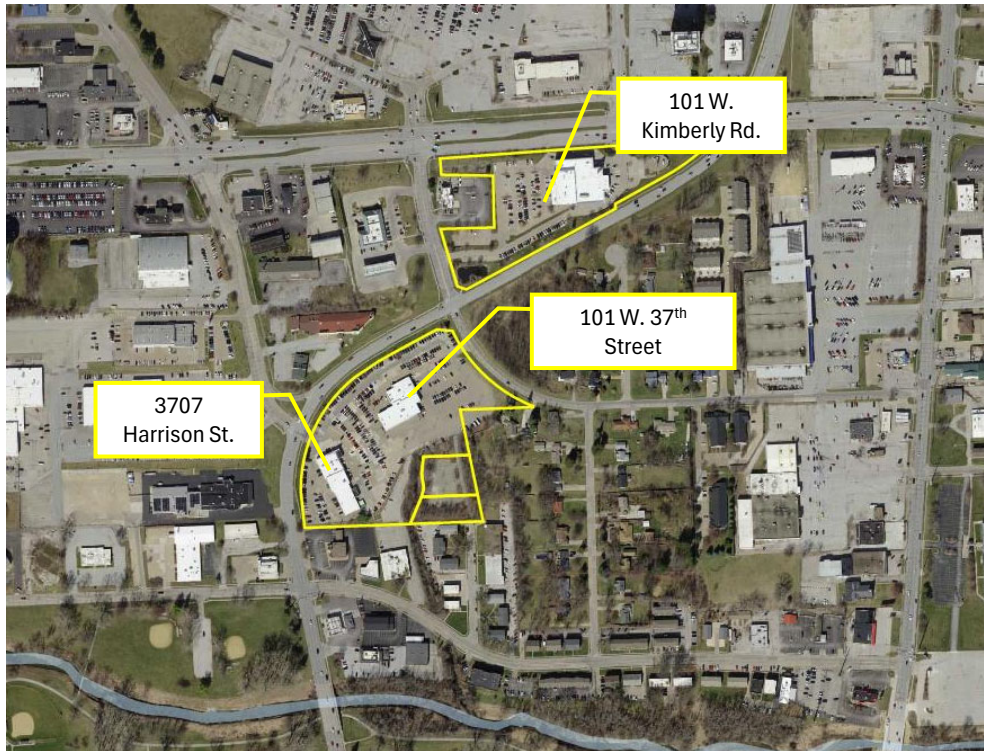
QC Top Employers

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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