

Consumer Spending Report

Kimberly West

2180-2198 W Kimberly Rd, Davenport, IA 52806

Building Type: **General Retail**

Secondary: -

GLA: **7,548 SF**

Year Built: **1989**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: -



2022 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$119,640	\$757,097	\$1,268,670
Total Apparel	\$6,211	\$41,453	\$69,195
Women's Apparel	2,384	15,378	25,840
Men's Apparel	1,234	8,110	13,671
Girl's Apparel	458	3,229	5,325
Boy's Apparel	349	2,459	4,016
Infant Apparel	313	2,254	3,684
Footwear	1,472	10,023	16,659
Total Entertainment & Hobbies	\$18,271	\$114,762	\$192,469
Entertainment	1,990	12,082	20,390
Audio & Visual Equipment/Service	4,125	26,806	44,459
Reading Materials	298	1,774	2,984
Pets, Toys, & Hobbies	3,328	20,630	34,320
Personal Items	8,530	53,469	90,316
Total Food and Alcohol	\$32,989	\$214,124	\$356,300
Food At Home	17,642	116,988	193,118
Food Away From Home	13,076	82,892	138,975
Alcoholic Beverages	2,271	14,245	24,207
Total Household	\$19,561	\$120,561	\$202,419
House Maintenance & Repair	5,101	30,585	49,223
Household Equip & Furnishings	7,382	46,152	78,024
Household Operations	5,245	32,993	55,948
Housing Costs	1,833	10,832	19,224

Consumer Spending Report

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2180-2198 W Kimberly Rd, Davenport, IA 52806

2022 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$29,986	\$189,604	\$317,003
Vehicle Purchases	15,318	95,675	159,688
Gasoline	8,083	52,869	86,593
Vehicle Expenses	609	3,754	6,778
Transportation	2,263	13,805	24,774
Automotive Repair & Maintenance	3,714	23,500	39,170
Total Health Care	\$6,418	\$39,911	\$66,294
Medical Services	3,752	23,295	38,705
Prescription Drugs	1,990	12,426	20,572
Medical Supplies	675	4,191	7,017
Total Education/Day Care	\$6,204	\$36,682	\$64,990
Education	3,863	22,715	40,590
Fees & Admissions	2,341	13,967	24,400

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	343	5,951	17
Retail & Wholesale Trade	47	2,027	43
Hospitality & Food Service	20	480	24
Real Estate, Renting, Leasing	20	72	4
Finance & Insurance	26	102	4
Information	4	21	5
Scientific & Technology Services	24	1,000	42
Management of Companies	1	3	3
Health Care & Social Assistance	88	373	4
Educational Services	2	34	17
Public Administration & Sales	3	424	141
Arts, Entertainment, Recreation	4	114	29
Utilities & Waste Management	17	90	5
Construction	22	132	6
Manufacturing	8	858	107
Agriculture, Mining, Fishing	0	0	0
Other Services	57	221	4

Demographic Detail Report

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Year Built: **1989**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	9,888		71,332		116,878	
2022 Estimate	9,926		71,443		116,771	
2010 Census	10,028		71,288		114,534	
Growth 2022 - 2027	-0.38%		-0.16%		0.09%	
Growth 2010 - 2022	-1.02%		0.22%		1.95%	
2022 Population by Age	9,926		71,443		116,771	
Age 0 - 4	604	6.09%	4,687	6.56%	7,532	6.45%
Age 5 - 9	655	6.60%	4,975	6.96%	7,952	6.81%
Age 10 - 14	676	6.81%	4,965	6.95%	7,968	6.82%
Age 15 - 19	639	6.44%	4,626	6.48%	7,525	6.44%
Age 20 - 24	575	5.79%	4,266	5.97%	7,056	6.04%
Age 25 - 29	594	5.98%	4,622	6.47%	7,626	6.53%
Age 30 - 34	635	6.40%	5,073	7.10%	8,244	7.06%
Age 35 - 39	677	6.82%	5,355	7.50%	8,573	7.34%
Age 40 - 44	650	6.55%	4,983	6.97%	7,964	6.82%
Age 45 - 49	582	5.86%	4,334	6.07%	6,998	5.99%
Age 50 - 54	566	5.70%	4,053	5.67%	6,623	5.67%
Age 55 - 59	582	5.86%	4,023	5.63%	6,669	5.71%
Age 60 - 64	601	6.05%	4,024	5.63%	6,740	5.77%
Age 65 - 69	552	5.56%	3,573	5.00%	6,043	5.18%
Age 70 - 74	470	4.74%	2,927	4.10%	4,970	4.26%
Age 75 - 79	349	3.52%	2,051	2.87%	3,485	2.98%
Age 80 - 84	240	2.42%	1,347	1.89%	2,266	1.94%
Age 85+	280	2.82%	1,558	2.18%	2,540	2.18%
Age 65+	1,891	19.05%	11,456	16.04%	19,304	16.53%
Median Age	39.30		37.30		37.60	
Average Age	39.90		38.10		38.40	

Demographic Detail Report

Kimberly West 2180-2198 W Kimberly Rd, Davenport, IA 52806					
Radius	1 Mile		3 Mile		5 Mile
2022 Population By Race	9,926		71,443		116,771
White	8,258	83.20%	56,003	78.39%	89,490 76.64%
Black	961	9.68%	9,392	13.15%	17,771 15.22%
Am. Indian & Alaskan	43	0.43%	370	0.52%	619 0.53%
Asian	284	2.86%	2,418	3.38%	3,796 3.25%
Hawaiian & Pacific Island	6	0.06%	42	0.06%	79 0.07%
Other	374	3.77%	3,217	4.50%	5,017 4.30%
Population by Hispanic Origin	9,926		71,443		116,771
Non-Hispanic Origin	9,135	92.03%	64,071	89.68%	104,948 89.88%
Hispanic Origin	792	7.98%	7,372	10.32%	11,823 10.12%
2022 Median Age, Male	38.00		36.60		36.90
2022 Average Age, Male	38.50		37.20		37.60
2022 Median Age, Female	40.60		38.00		38.30
2022 Average Age, Female	41.10		39.00		39.30
2022 Population by Occupation Classification	7,863		55,886		91,805
Civilian Employed	4,906	62.39%	32,799	58.69%	53,409 58.18%
Civilian Unemployed	169	2.15%	2,333	4.17%	4,226 4.60%
Civilian Non-Labor Force	2,788	35.46%	20,668	36.98%	34,027 37.06%
Armed Forces	0	0.00%	86	0.15%	143 0.16%
Households by Marital Status					
Married	1,931		11,467		18,623
Married No Children	1,253		7,055		11,429
Married w/Children	678		4,412		7,194
2022 Population by Education	7,404		52,123		84,835
Some High School, No Diploma	482	6.51%	5,000	9.59%	8,547 10.07%
High School Grad (Incl Equivalency)	2,223	30.02%	16,344	31.36%	25,367 29.90%
Some College, No Degree	2,359	31.86%	16,036	30.77%	25,611 30.19%
Associate Degree	629	8.50%	4,198	8.05%	6,097 7.19%
Bachelor Degree	1,132	15.29%	7,171	13.76%	12,903 15.21%
Advanced Degree	579	7.82%	3,374	6.47%	6,310 7.44%

Demographic Detail Report

Kimberly West							
2180-2198 W Kimberly Rd, Davenport, IA 52806							
Radius	1 Mile			3 Mile		5 Mile	
2022 Population by Occupation	8,904			59,642		98,131	
Real Estate & Finance	126	1.42%		1,282	2.15%	2,526	2.57%
Professional & Management	1,948	21.88%		12,356	20.72%	21,242	21.65%
Public Administration	121	1.36%		999	1.67%	1,771	1.80%
Education & Health	1,120	12.58%		7,079	11.87%	12,033	12.26%
Services	1,092	12.26%		7,049	11.82%	10,987	11.20%
Information	79	0.89%		600	1.01%	959	0.98%
Sales	990	11.12%		6,970	11.69%	11,638	11.86%
Transportation	1	0.01%		238	0.40%	610	0.62%
Retail	661	7.42%		4,323	7.25%	6,850	6.98%
Wholesale	113	1.27%		702	1.18%	1,076	1.10%
Manufacturing	851	9.56%		5,126	8.59%	8,290	8.45%
Production	938	10.53%		6,706	11.24%	10,458	10.66%
Construction	326	3.66%		2,574	4.32%	3,785	3.86%
Utilities	284	3.19%		1,862	3.12%	2,847	2.90%
Agriculture & Mining	16	0.18%		99	0.17%	190	0.19%
Farming, Fishing, Forestry	6	0.07%		54	0.09%	119	0.12%
Other Services	232	2.61%		1,623	2.72%	2,750	2.80%
2022 Worker Travel Time to Job	4,808			31,725		51,557	
<30 Minutes	4,001	83.22%		27,046	85.25%	43,913	85.17%
30-60 Minutes	628	13.06%		3,930	12.39%	6,382	12.38%
60+ Minutes	179	3.72%		749	2.36%	1,262	2.45%
2010 Households by HH Size	4,194			28,485		46,298	
1-Person Households	1,191	28.40%		8,622	30.27%	14,847	32.07%
2-Person Households	1,522	36.29%		9,436	33.13%	15,108	32.63%
3-Person Households	633	15.09%		4,522	15.88%	6,935	14.98%
4-Person Households	522	12.45%		3,327	11.68%	5,210	11.25%
5-Person Households	218	5.20%		1,599	5.61%	2,598	5.61%
6-Person Households	75	1.79%		606	2.13%	974	2.10%
7 or more Person Households	33	0.79%		373	1.31%	626	1.35%
2022 Average Household Size	2.40			2.40		2.40	
Households							
2027 Projection	4,123			28,397		47,210	
2022 Estimate	4,141			28,455		47,167	
2010 Census	4,194			28,486		46,299	
Growth 2022 - 2027	-0.43%			-0.20%		0.09%	
Growth 2010 - 2022	-1.26%			-0.11%		1.87%	

Demographic Detail Report

Kimberly West 2180-2198 W Kimberly Rd, Davenport, IA 52806					
Radius	1 Mile		3 Mile		5 Mile
2022 Households by HH Income	4,144		28,455		47,167
<\$25,000	801	19.33%	6,629	23.30%	11,760 24.93%
\$25,000 - \$50,000	865	20.87%	6,696	23.53%	10,868 23.04%
\$50,000 - \$75,000	868	20.95%	6,200	21.79%	9,087 19.27%
\$75,000 - \$100,000	558	13.47%	3,177	11.16%	5,179 10.98%
\$100,000 - \$125,000	457	11.03%	2,523	8.87%	3,964 8.40%
\$125,000 - \$150,000	253	6.11%	1,640	5.76%	2,640 5.60%
\$150,000 - \$200,000	159	3.84%	932	3.28%	1,811 3.84%
\$200,000+	183	4.42%	658	2.31%	1,858 3.94%
2022 Avg Household Income	\$76,797		\$66,383		\$69,960
2022 Med Household Income	\$62,022		\$53,718		\$52,586
2022 Occupied Housing	4,140		28,455		47,167
Owner Occupied	2,960	71.50%	17,859	62.76%	28,475 60.37%
Renter Occupied	1,180	28.50%	10,596	37.24%	18,692 39.63%
2010 Housing Units	4,169		30,352		50,877
1 Unit	3,498	83.91%	21,436	70.62%	35,107 69.00%
2 - 4 Units	185	4.44%	3,651	12.03%	5,586 10.98%
5 - 19 Units	330	7.92%	3,365	11.09%	6,044 11.88%
20+ Units	156	3.74%	1,900	6.26%	4,140 8.14%
2022 Housing Value	2,960		17,857		28,475
<\$100,000	677	22.87%	5,885	32.96%	9,477 33.28%
\$100,000 - \$200,000	1,649	55.71%	8,760	49.06%	11,750 41.26%
\$200,000 - \$300,000	587	19.83%	2,400	13.44%	4,303 15.11%
\$300,000 - \$400,000	40	1.35%	608	3.40%	1,872 6.57%
\$400,000 - \$500,000	7	0.24%	79	0.44%	553 1.94%
\$500,000 - \$1,000,000	0	0.00%	59	0.33%	375 1.32%
\$1,000,000+	0	0.00%	66	0.37%	145 0.51%
2022 Median Home Value	\$148,696		\$134,743		\$140,514
2022 Housing Units by Yr Built	4,473		31,154		52,051
Built 2010+	25	0.56%	408	1.31%	1,597 3.07%
Built 2000 - 2010	314	7.02%	2,267	7.28%	3,577 6.87%
Built 1990 - 1999	349	7.80%	1,645	5.28%	2,858 5.49%
Built 1980 - 1989	367	8.20%	1,593	5.11%	2,724 5.23%
Built 1970 - 1979	1,300	29.06%	6,140	19.71%	9,022 17.33%
Built 1960 - 1969	1,031	23.05%	4,732	15.19%	7,114 13.67%
Built 1950 - 1959	573	12.81%	3,859	12.39%	6,013 11.55%
Built <1949	514	11.49%	10,510	33.74%	19,146 36.78%
2022 Median Year Built	1970		1962		1960

Kimberly West

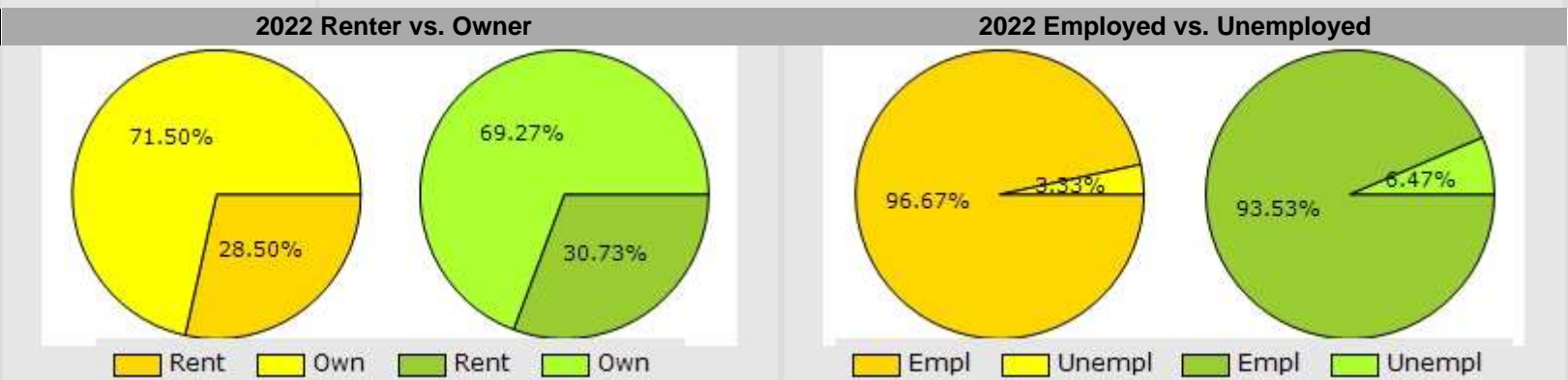
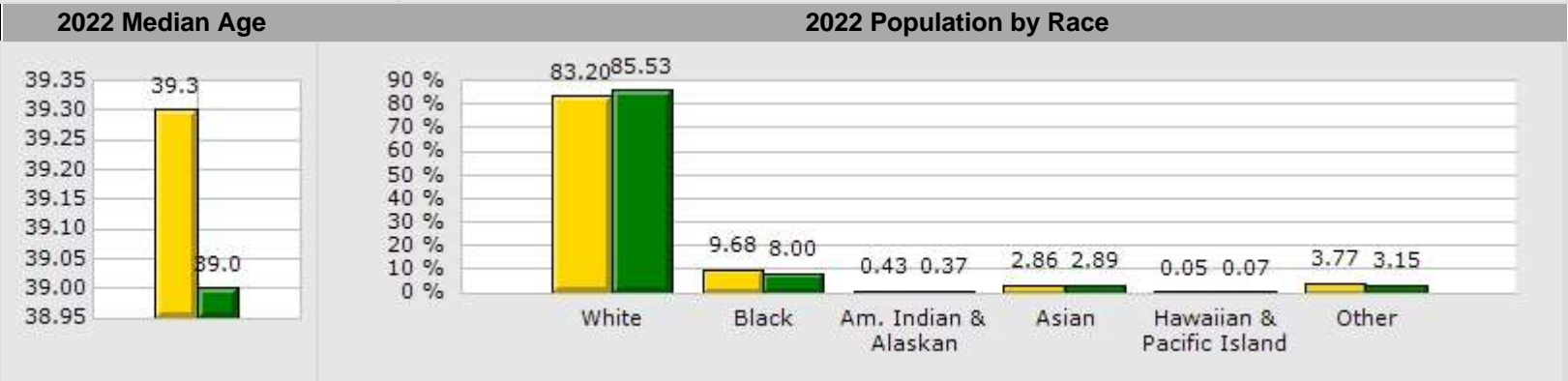
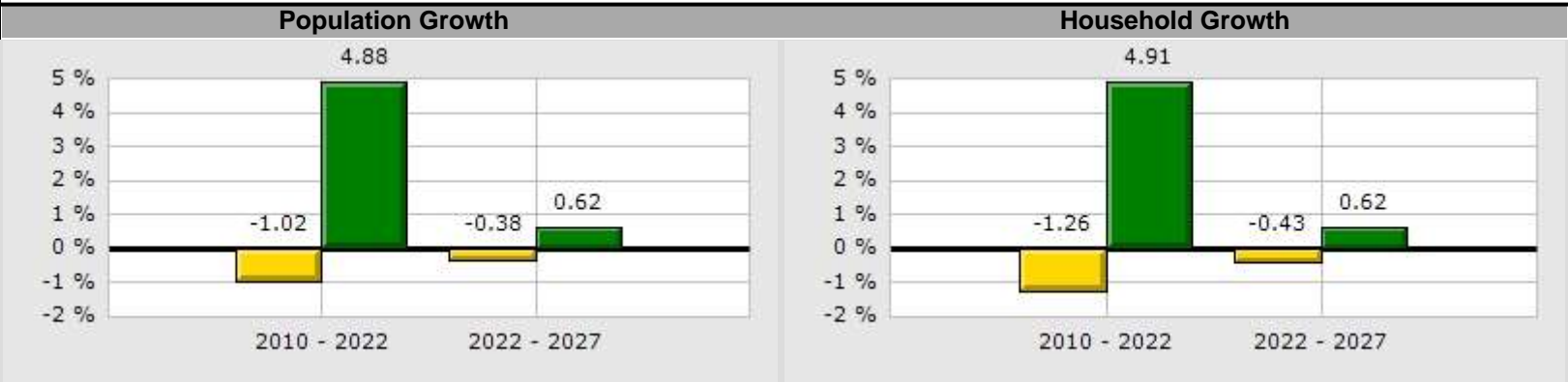
2180-2198 W Kimberly Rd, Davenport, IA 52806

Type: Retail/(Neighborhood Ctr)

County: Scott

1 Mile

County



Demographic Market Comparison Report

1 mile radius

Kimberly West

2180-2198 W Kimberly Rd, Davenport, IA 52806

Type: **Retail/(Neighborhood Ctr)**
County: **Scott**

	1 Mile		County	
Population Growth				
Growth 2010 - 2022	-1.02%		4.88%	
Growth 2022 - 2027	-0.38%		0.62%	
Empl	4,906	96.67%	83,790	93.53%
Unempl	169	3.33%	5,793	6.47%
2022 Population by Race				
	9,925		173,235	
White	8,258	83.20%	148,167	85.53%
Black	961	9.68%	13,852	8.00%
Am. Indian & Alaskan	43	0.43%	641	0.37%
Asian	284	2.86%	5,006	2.89%
Hawaiian & Pacific Island	5	0.05%	120	0.07%
Other	374	3.77%	5,449	3.15%
Household Growth				
Growth 2010 - 2022	-1.26%		4.91%	
Growth 2022 - 2027	-0.43%		0.62%	
Renter Occupied	1,180	28.50%	21,490	30.73%
Owner Occupied	2,960	71.50%	48,451	69.27%
2022 Households by Household Income				
	4,144		69,941	
Income <\$25K	801	19.33%	12,844	18.36%
Income \$25K - \$50K	865	20.87%	13,776	19.70%
Income \$50K - \$75K	868	20.95%	12,696	18.15%
Income \$75K - \$100K	558	13.47%	8,408	12.02%
Income \$100K - \$125K	457	11.03%	7,326	10.47%
Income \$125K - \$150K	253	6.11%	5,054	7.23%
Income \$150K - \$200K	159	3.84%	4,184	5.98%
Income \$200K+	183	4.42%	5,653	8.08%
2022 Med Household Inc	\$62,022		\$66,509	
2022 Median Age	39.30		39.00	

Demographic Summary Report

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	9,888		71,332		116,878	
2022 Estimate	9,926		71,443		116,771	
2010 Census	10,028		71,288		114,534	
Growth 2022 - 2027	-0.38%		-0.16%		0.09%	
Growth 2010 - 2022	-1.02%		0.22%		1.95%	
2022 Population by Hispanic Origin	790		7,373		11,823	
2022 Population	9,926		71,443		116,771	
White	8,258	83.20%	56,003	78.39%	89,490	76.64%
Black	961	9.68%	9,392	13.15%	17,771	15.22%
Am. Indian & Alaskan	43	0.43%	370	0.52%	619	0.53%
Asian	284	2.86%	2,418	3.38%	3,796	3.25%
Hawaiian & Pacific Island	6	0.06%	42	0.06%	79	0.07%
Other	374	3.77%	3,217	4.50%	5,017	4.30%
U.S. Armed Forces	0		88		145	
Households						
2027 Projection	4,123		28,397		47,210	
2022 Estimate	4,141		28,455		47,167	
2010 Census	4,194		28,486		46,299	
Growth 2022 - 2027	-0.43%		-0.20%		0.09%	
Growth 2010 - 2022	-1.26%		-0.11%		1.87%	
Owner Occupied	2,960	71.48%	17,859	62.76%	28,475	60.37%
Renter Occupied	1,180	28.50%	10,596	37.24%	18,692	39.63%
2022 Households by HH Income	4,144		28,455		47,167	
Income: <\$25,000	801	19.33%	6,629	23.30%	11,760	24.93%
Income: \$25,000 - \$50,000	865	20.87%	6,696	23.53%	10,868	23.04%
Income: \$50,000 - \$75,000	868	20.95%	6,200	21.79%	9,087	19.27%
Income: \$75,000 - \$100,000	558	13.47%	3,177	11.16%	5,179	10.98%
Income: \$100,000 - \$125,000	457	11.03%	2,523	8.87%	3,964	8.40%
Income: \$125,000 - \$150,000	253	6.11%	1,640	5.76%	2,640	5.60%
Income: \$150,000 - \$200,000	159	3.84%	932	3.28%	1,811	3.84%
Income: \$200,000+	183	4.42%	658	2.31%	1,858	3.94%
2022 Avg Household Income	\$76,797		\$66,383		\$69,960	
2022 Med Household Income	\$62,022		\$53,718		\$52,586	

Demographic Trend Report

1 Mile Radius

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Secondary: **-**

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Description	2010		2022		2027	
Population	10,028		9,926		9,888	
Age 0 - 4	735	7.33%	604	6.09%	576	5.83%
Age 5 - 9	701	6.99%	655	6.60%	607	6.14%
Age 10 - 14	608	6.06%	676	6.81%	642	6.49%
Age 15 - 19	616	6.14%	639	6.44%	650	6.57%
Age 20 - 24	601	5.99%	575	5.79%	620	6.27%
Age 25 - 29	757	7.55%	594	5.98%	592	5.99%
Age 30 - 34	623	6.21%	635	6.40%	600	6.07%
Age 35 - 39	609	6.07%	677	6.82%	629	6.36%
Age 40 - 44	596	5.94%	650	6.55%	643	6.50%
Age 45 - 49	657	6.55%	582	5.86%	621	6.28%
Age 50 - 54	728	7.26%	566	5.70%	580	5.87%
Age 55 - 59	664	6.62%	582	5.86%	558	5.64%
Age 60 - 64	577	5.75%	601	6.05%	553	5.59%
Age 65 - 69	405	4.04%	552	5.56%	539	5.45%
Age 70 - 74	363	3.62%	470	4.74%	487	4.93%
Age 75 - 79	320	3.19%	349	3.52%	393	3.97%
Age 80 - 84	231	2.30%	240	2.42%	278	2.81%
Age 85+	237	2.36%	280	2.82%	321	3.25%
Age 15+	7,984	79.62%	7,992	80.52%	8,064	81.55%
Age 20+	7,368	73.47%	7,353	74.08%	7,414	74.98%
Age 65+	1,556	15.52%	1,891	19.05%	2,018	20.41%
Median Age	38		39		40	
Average Age	38.50		39.90		40.60	
Population By Race	10,028		9,926		9,888	
White	8,628	86.04%	8,258	83.20%	8,156	82.48%
Black	867	8.65%	961	9.68%	998	10.09%
Am. Indian & Alaskan	40	0.40%	43	0.43%	42	0.42%
Asian	197	1.96%	284	2.86%	293	2.96%
Hawaiian & Pacific Islander	3	0.03%	6	0.06%	6	0.06%
Other	288	2.87%	374	3.77%	393	3.97%

Demographic Trend Report

1 Mile Radius

Kimberly West 2180-2198 W Kimberly Rd, Davenport, IA 52806					
Description	2010		2022		2027
Population by Race (Hispanic)	604		792		841
White	533	88.25%	693	87.50%	738 87.75%
Black	17	2.81%	25	3.16%	26 3.09%
Am. Indian & Alaskan	15	2.48%	20	2.53%	22 2.62%
Asian	5	0.83%	6	0.76%	6 0.71%
Hawaiian & Pacific Islander	1	0.17%	4	0.51%	5 0.59%
Other	32	5.30%	42	5.30%	44 5.23%
Household by Household Income	4,193		4,144		4,123
<\$25,000	1,132	27.00%	801	19.33%	793 19.23%
\$25,000 - \$50,000	1,434	34.20%	865	20.87%	815 19.77%
\$50,000 - \$75,000	625	14.91%	868	20.95%	878 21.30%
\$75,000 - \$100,000	564	13.45%	558	13.47%	550 13.34%
\$100,000 - \$125,000	170	4.05%	457	11.03%	475 11.52%
\$125,000 - \$150,000	126	3.01%	253	6.11%	259 6.28%
\$150,000 - \$200,000	112	2.67%	159	3.84%	160 3.88%
\$200,000+	30	0.72%	183	4.42%	193 4.68%
Average Household Income	\$52,832		\$76,797		\$78,198
Median Household Income	\$39,681		\$62,022		\$63,359