



**THE ADVANCED MANUFACTURING,
IT, FOOD PROCESSING &
LOGISTICS HOT SPOT**



**2008 - 2009
FACT SHEET**

DAVENPORT-MOLINE-ROCK ISLAND METROPOLITAN STATISTICAL AREA (MSA) †

LOCATION

The QUAD CITIES metropolitan area is located along the Mississippi River in eastern Iowa and western Illinois, approximately 165 miles west of Chicago and midway between Minneapolis to the north and St. Louis to the south. The area's 300-mile market of 37.4 million people comprises almost 13% of the nation's population. This makes it the largest 300-mile market west of Chicago.



AWARDS

Quad Cities recently ranked . . .

- 4th Best Place - Cost of Living
- 30th Best Place - Cost of Doing Business
- 90th Best Place - Colleges
 - Forbes Magazine 2008 Best Places For Business and Careers List
- 8th Most Affordable Housing Market
 - National Association of Home Builders, 2nd Quarter 2008
- Top 5 Advanced Manufacturing Facilities
 - Expansion Solutions Magazine, 2008
- Top 5 Warehouse/Distribution Facilities
 - Expansion Solutions Magazine, 2007



POPULATION

(Davenport-Moline-Rock Island, IA-IL MSA)

Total Population*	378,163
Number of Households*	151,604
2010 Projected MSA Population**	381,050
2025 Projected MSA Population**	398,240

Age*	% of Population
Under 5 years	6.6
5-19 years	20.0
20-34 years	19.5
35-54 years	27.7
55-64 years	11.8
65+ years	14.4
Median Age	38.0

Sources: *U.S. Census Bureau, 2007 American Community Survey; **Woods and Poole Economics, 2007 Projections

MARKET COMPARISON (Population within 300 Miles)

	Million
QUAD CITIES	37.4
St. Louis, MO	34.3
Kansas City, MO	17.9
Minneapolis/St. Paul, MN	15.3
Omaha, NE	12.3

Source: U.S. Census Bureau, 2000

ACCRA COST OF LIVING INDEX

City/State	Composite	Grocery	Housing	Utilities	Transp.	Health Care	Misc. Goods
U.S. Average = 100							
New York, NY	224.2	144.6	413.2	171.2	119.3	135.2	144.3
Philadelphia, PA	125.8	123.2	149.4	115.9	104.1	109.4	117.6
Chicago, IL	115.3	108.3	131.3	122.5	109.8	107.2	104.1
Denver, CO	104.9	109.1	108.6	95.6	98.9	106.5	104.6
Peoria, IL	104.0	108.9	96.0	120.2	109.5	95.5	103.6
Kansas City, MO	97.1	94.3	87.7	94.7	100.5	97.5	106.2
Dubuque, IA	97.0	95.7	89.6	109.5	98.6	95.0	100.1
QUAD CITIES	95.9	95.6	92.3	98.5	98.2	92.5	98.2
Ames, IA	93.5	95.8	87.8	99.0	101.7	96.9	92.9
Rockford, IL	91.5	95.5	68.4	114.7	106.4	99.6	98.0

Source: C2ER (Council for Community and Economic Research), Third Quarter 2008

CLIMATE

Average Winter Temperature	24.8° F	-4.0° C
Average Summer Temperature	73.2° F	22.9° C
Average Annual Precipitation*	38.04"	96.6 cm
Average Annual Snowfall	30.6"	77.7 cm
Average Wind Speed	9.7 m.p.h.	15.6 km.p.h.

*water equivalent

Source: National Climatic Data Center

† Note: Demographics are reported for the Davenport-Moline-Rock Island IA-IL Metropolitan Statistical Area (MSA). Since 1960, the MSA has consisted of Scott County in Iowa and Rock Island and Henry Counties in Illinois. Due to strong commuting linkages reflected in Census 2000, Mercer County, Illinois joined the MSA in 2003.

UTILITIES

Gas and Electric:

Suppliers:

Alliant Energy • Ameren IP • MidAmerican Energy Company • Municipally Owned Utilities • Rural Electric Cooperatives

Pipelines:

ANR Pipeline • Natural Gas Pipeline of America • Northern Border Pipeline • Northern Natural Gas Pipeline

Water:

Illinois Quad Cities: Municipally Owned Systems

Iowa Quad Cities: Davenport & Bettendorf - Iowa American Water Company
Others - Municipally Owned Systems

Sanitary Sewer:

Service throughout the Quad Cities urbanized area is provided by municipally owned systems with considerable regionalization of treatment facilities.

Source: MidAmerican Energy, and individual agencies. Compiled by Quad City Development Group.

MEDIA/TELECOM

Newspapers: Daily & Sunday - 4 Weekly - 4

Radio Stations: 21

Television Stations: ABC (WQAD Channel 8), CBS (WHBF Channel 4), NBC (KWQC Channel 6), FOX (KLJB Channel 18), PBS (KIIN Channel 12, WQPT Channel 24, & KQIN Channel 36), plus digital and cable

Telephone Service: AT&T, Cambridge Telephone Co., Central Scott, Frontier, Geneseo Telephone Co., McLeod, Mediacom, and Qwest

Long Distance Services: AT&T, MCI, Mediacom, Qwest, and Sprint

Cellular Service: AT&T Wireless, i Wireless, Sprint, US Cellular, and Verizon Wireless

Internet Service Providers: Central Scott, CIN NET, Frontier Communications, Geneseo Communications, Internet Revealed, LightEdge Solutions, and Quad Cities Online

Broadband/DSL: AT&T/Yahoo High Speed Internet, Central Scott, Frontier Communications, McLeod, Mediacom, Qwest, and WiMax

Fiber Optic Providers: AT&T, CS Technologies, Dark Fiber Solutions, Fiberlink, Frontier, KDL (Cinergy Networks), Lightcore, McLeod, Norlight, Qwest, Sprint, and local municipalities

Compiled by Quad City Development Group.

MEDIAN SALES PRICE (Existing Single-Family Homes)

City/State	Median Sales Price
San Francisco, CA.....	\$684,900
New York, NY	\$498,500
Chicago, IL	\$257,600
Minneapolis, MN.....	\$210,800
Des Moines, IA	\$156,600
St. Louis, MO.....	\$148,600
Cedar Rapids, IA	\$141,200
QUAD CITIES	\$87,100

Source: National Association of REALTORS, 2nd Quarter, 2008

COMMERCIAL SERVICES

Type	Facilities	Assets
Banks.....	33	\$2,206,216,966,000*
Savings and Loans	8	\$803,621,000*
Credit Unions.....	22	\$1,625,955,832**
Total, All Assets.....		\$2,208,646,542,832

Sources: Federal Deposit Insurance Corporation (FDIC) and National Credit Union Administration (NCUA), March 31, 2007

* Includes only those banks and savings and loans that are FDIC insured.

** Includes only those credit unions reporting to NCUA.

SELECTED MAJOR EMPLOYERS

Rock Island Arsenal.....	7,500
Deere & Company.....	6,300
Tyson Fresh Meats.....	2,400
ALCOA.....	2,200
Kraft Foods North America	1,650
MidAmerican Energy Company.....	1,026
Export Packaging	976
AT&T.....	610
McLaughlin Body.....	610
Sears Manufacturing	600
UnitedHealthcare.....	520
Lee Enterprises News/Publishing (HQ).....	450
Modern Woodmen of America	437
3M	435
R R Donnelley Printing.....	420
Nestlé Purina PetCare.....	400
Performance Food Group.....	390
Nichols Aluminum.....	387
Sivyer Steel	380
KONE, Inc.....	250

Compiled by Quad City Development Group.

EMPLOYMENT BY INDUSTRY †

	Employed	%
Total Available Labor Force	336,373	
Total Available for New Employment	125,125	
Manufacturing	39,502	15.7
Wholesale & Retail Trade	34,722	13.8
Health Care and Social Services	34,722	13.8
Education	31,702	12.6
Professional Services	22,393	8.9
Finance, Insurance, & Real Estate	17,109	6.8
Public Administration & Government	16,606	6.6
Construction	14,342	5.7
Transportation, Communication, & Utilities	12,580	5.0
Agriculture	8,806	3.5
Personal Services	7,297	2.9
Entertainment & Recreation	5,535	2.2
Active Military Duty	5,284	2.1

Source: Iowa Workforce Development, June 2007

† Employment by Industry is compiled in the Quad City Area Laborshed, which includes 101 zip code areas within a 70-mile radius of the Quad Cities Region.

COMMERCIAL/INDUSTRIAL LEASE RATES AND CONSTRUCTION AND LAND COSTS

Lease Rates - \$/Sq.Ft./Yr.	Low	High	Average	Vacancy Rate(%)
Downtown Office				
New Construction (AAA)	14.00	18.50	16.25	10%
Class A (Primary)	13.00	18.00	15.25	15%
Class B (Secondary)	7.00	11.00	9.50	20%
Suburban Office				
New Construction (AAA)	14.50	21.00	16.50	10%
Class A Prime	13.00	16.50	14.75	12%
Class B (Secondary)	10.50	13.00	11.25	15%
Industrial Space				
Bulk Warehouse	2.25	4.75	3.38	10%
Manufacturing	2.75	5.00	3.88	7%
High Tech./R&D	7.00	11.00	9.00	10%
Retail Space				
Downtown	8.00	12.00	10.00	10%
Neighborhood Service Centers	12.00	28.00	15.00	7%
Community Power Centers	10.00	17.00	12.50	10%
Regional malls	20.00	26.00	23.00	10%

Construction Cost - \$/Sq.Ft.

	Low	High
Industrial/Warehouse	25.15	86.10
Development Land - \$/Acre		
In Office Park	217,800	392,040
In Industrial Park	43,560	108,900
Office/Industrial - Non-park	43,560	108,900
Retail/Commercial Land	348,480	609,840

Source: Ruhl & Ruhl Commercial Co., 2008

EDUCATION

Type	Number	Enrollment
Elementary	90	29,322
Intermediate/Middle	25	13,128
High School	23	18,766
Private & Parochial Schools	28	5,435
Trade & Technical	7	1,249
Community College	2	19,608*
Four Year College	1	2,560
University	3	5,201
Q.C. Graduate Center	1	5,020**
Palmer College of Chiropractic	1	1,522

High School Graduation Rate: 90.8% †
 Student to Certified Staff Ratio: 14.3 to 1 †
 Average Expenditure per Student: \$7,433 †
 Average ACT Score: 21.2 ††

* Full and Part-time Students

** University enrollment does not include Kaplan University, which is the third largest post-secondary school in Iowa.

† Figure represents a combined average of each School District's average or rate.

‡ The ACT is required in Illinois districts, while in the Iowa districts it is optional.

Source: Illinois State Board of Education; Iowa Department of Education; National Center for Educational Statistics (NCES); Individual Schools and School Districts; and various Internet sources. Dates vary.

RECREATION

Parks/Recreation Areas.....	160
Zoos.....	1
Golf Courses	
Deere Run - TPC Course	1
Public.....	21
Private.....	7
Swimming Pools	
Public.....	12
Private.....	12
YMCA/YWCA.....	9
Health Clubs.....	31
Baseball/Softball Complexes.....	13
Indoor Ice Rinks.....	2
Indoor Soccer Complexes	2
Outdoor Soccer Complexes	5
Recreation Trails.....	Existing: 131 miles
	Proposed: 275 miles

Area trails are important links in the east-west, coast-to-coast American Discovery Trail; the north-south Mississippi River Trail; and the intrastate Grand Illinois Trail.

The Mississippi, Rock, Edwards, and Wapsipinicon Rivers and Hennepin Canal are used extensively for recreation.

Compiled by Bi-State Regional Commission.

SPORTS

AF2 Arena Football Team (Quad City Steamwheelers)
AHL Professional Hockey Team (Quad City Flames)
Class A Professional Baseball Team (Quad City River Bandits)
NAIA and NCAA Division III College Sports
PGA Tour - John Deere Classic

Compiled by Bi-State Regional Commission.

CULTURE/ATTRACTIONS

Area Museums & Galleries.....	27
Major Performing Arts Organizations.....	18
Theaters (Indoors & Outdoor).....	13
Quad City Art Organizations.....	4
Botanical Center and Conservatories.....	3
Casinos.....	3
<i>(Casino Rock Island, Isle of Capri Casino, and Rhythm City Casino)</i>	
Ballet Quad Cities • Davenport River Center • Family Museum • Figge Art Museum • IMAX Theatre and Putnam Museum • iWireless Civic Center (12,000 seats) • John Deere World Headquarters/Pavilion • Quad City Symphony	

Compiled by Bi-State Regional Commission and Quad City Development Group. - Page 4 -

LODGING

	Facilities	Rooms
Henry County	10	301
Mercer County	3	34
Rock Island County	31	2,194
Scott County	48	4,081
Total	92	6,610

Sources: Henry County Tourism Bureau, Internet Listings, Quad Cities Convention and Visitors Bureau

MEETING FACILITIES

	Facilities	Meeting Rooms	Function Space (Sq. Ft.)
Rock Island County	23	80	224,015
Scott County	28	131	303,076
Total	51	211	527,091

Source: Internet Listings, Quad Cities Convention and Visitors Bureau

MEDICAL CARE

Hospitals.....	9
Number of Beds.....	1,350
MD's & DO's.....	768
Dentists.....	199
Doctors of Chiropractic (DC)	289

The Quad Cities is in close proximity (50 mi.) to the University of Iowa Medical Center, a comprehensive academic medical center that has been ranked as one of "America's Best Hospitals" by U.S. News & World Report magazine for 17 years in a row.

Sources: American Dental Association; Quad City Medical Society; Individual institutions and directories. Compiled by Bi-State Regional Commission.

RELIGIOUS & CIVIC ORGANIZATIONS

Protestant.....	312	Catholic.....	43
Jewish.....	2	Other Faiths.....	17
Young Professionals Organizations.....	3		

Source: American Religion Data Archive from *Religious Congregations and Membership in the United States 2000*, copyright © 2002. Young Professionals Organizations compiled by Bi-State Regional Commission.

The Quad City Development Group is the economic development umbrella organization for the entire bi-state Quad City Region. Contact the Development Group for information and assistance on expanding your businesses to the Quad City Region.

Quad City Development Group

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