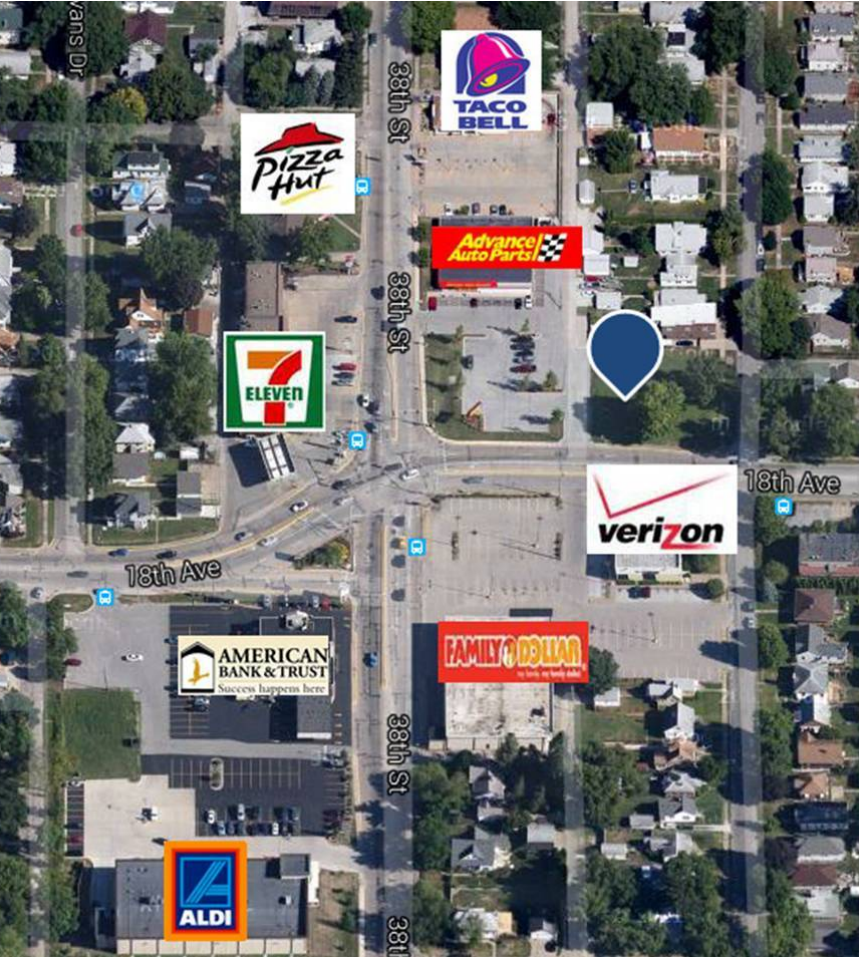


For Lease

Retail / Office

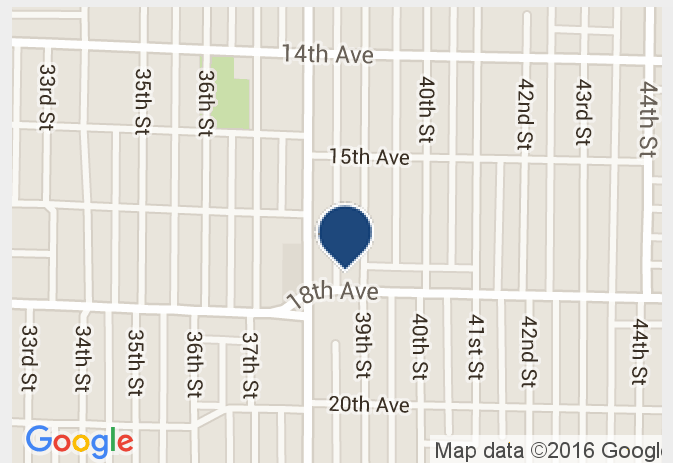
1,656 - 4,056 SF



3825 18th Avenue

Rock Island, Illinois 61201

Lease Rate: \$22.00 SF/yr (NNN)



Property Features

- Newly constructed retail building
- East end cap available
- Cross easement parking in Advance Auto Parts lot
- High traffic counts; 11,300 VPD
- Pass through based on current taxes, not fully assessed

AVAILABLE SF:	1,656 SF
BUILDING SIZE:	4,056 SF
ZONING:	Commercial
YEAR BUILT:	2015
MLS ID #	7035081, 7035133

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	15,306	76,148	174,164
Total Households:	5,854	31,222	71,694
Average HH Income:	\$54,264.00	\$56,457.00	\$55,159.00

For more information:

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