

# Retail Redevelopment: Former Grocery

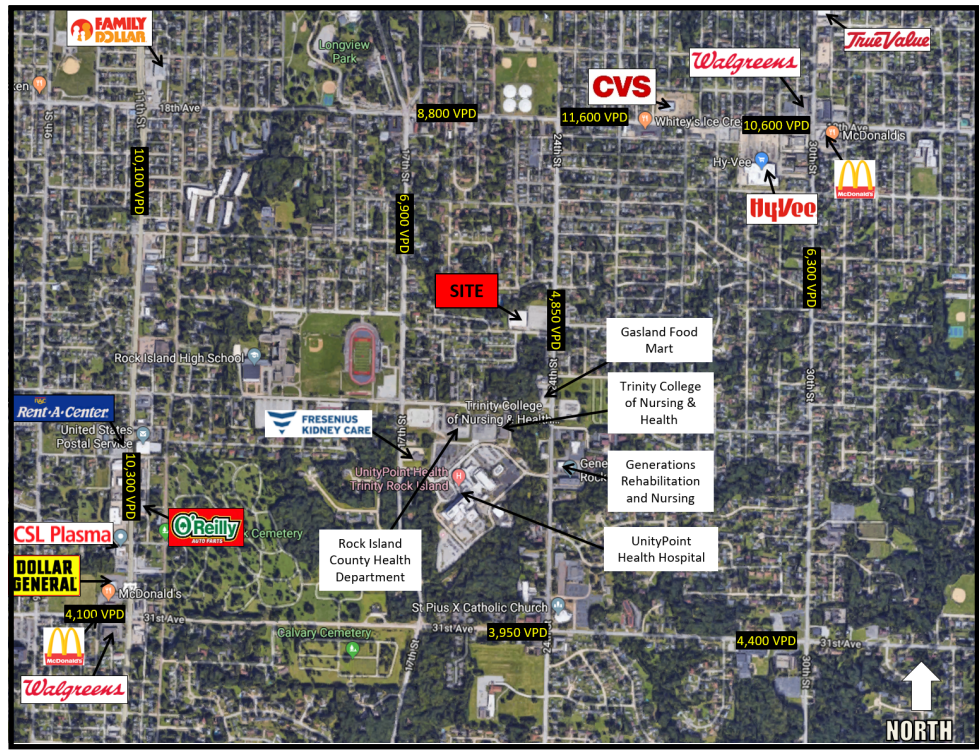
## 2252 24th St, Rock Island, IL 61201

### AVAILABLE

Approximately 17,000 SF (divisible) available adjacent to proposed Dollar Tree. Building is 31,750 SF on 3.09 acres with +/- 146 parking spaces. Existing building has 20' ceilings and 1 loading dock, 2 bays. Full access on 24th St and 23rd Ave. Currently zoned B-1 (Neighborhood Business District).

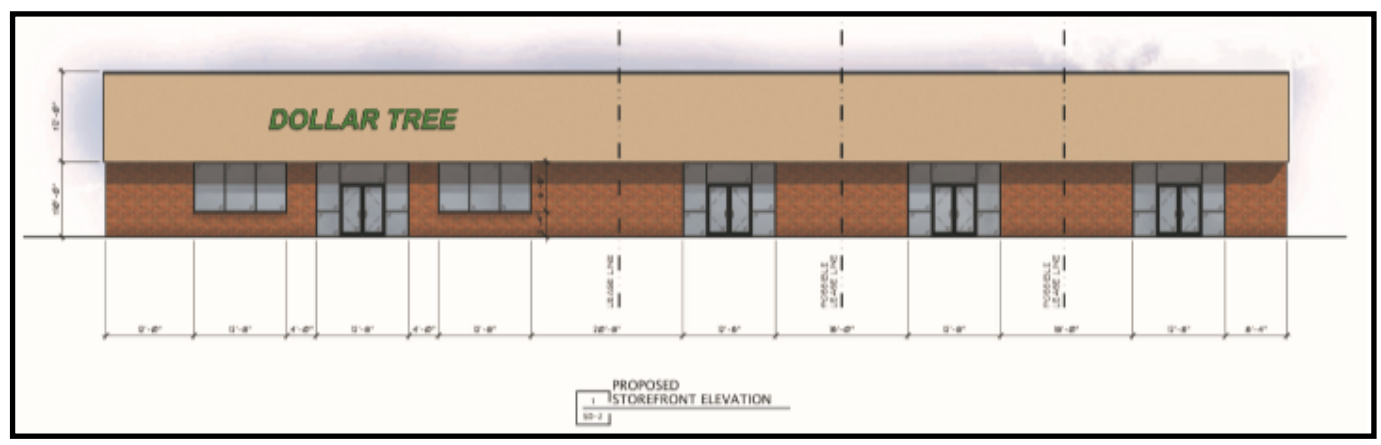
### LOCATION

Located on 24th Street, 0.3 miles north of UnityPoint Health Trinity Hospital.



### DEMOS

	1 Mile	3 Mile	5 Mile
Population:	13,078	60,422	150,599
Med HH Inc:	\$49,068	\$40,018	\$44,856
Avg HH Inc:	\$66,971	\$57,985	\$62,404



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