

# FOR LEASE: 3,510 SF Office/Retail Space

1534 River Drive, Moline, IL 61265



## Property Features

- **1534 River Drive**
  - Lease Price: **\$13.50 Gross Lease**
  - 3,510 SF
- Zoned B-2 Central Business District
- Excellent location in downtown Moline one block from the TaxSlayer Center with average traffic count at 15,000 vehicles per day
- Directly adjacent to the Moline-Arsenal Bridge off-ramp
- Property located on River Drive with quick access to US Route 92, I-74, and I-280.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	9,442	72,072	102,868
Households	3,586	30,748	42,884
Med HH Income	\$36,745	\$48,833	\$45,493
Avg HH Income	\$48,614	\$66,974	\$64,615

**Jim Tansey, CCIM** | 563.349.3030  
[jtansey@TheHawkeyeGroup.com](mailto:jtansey@TheHawkeyeGroup.com)

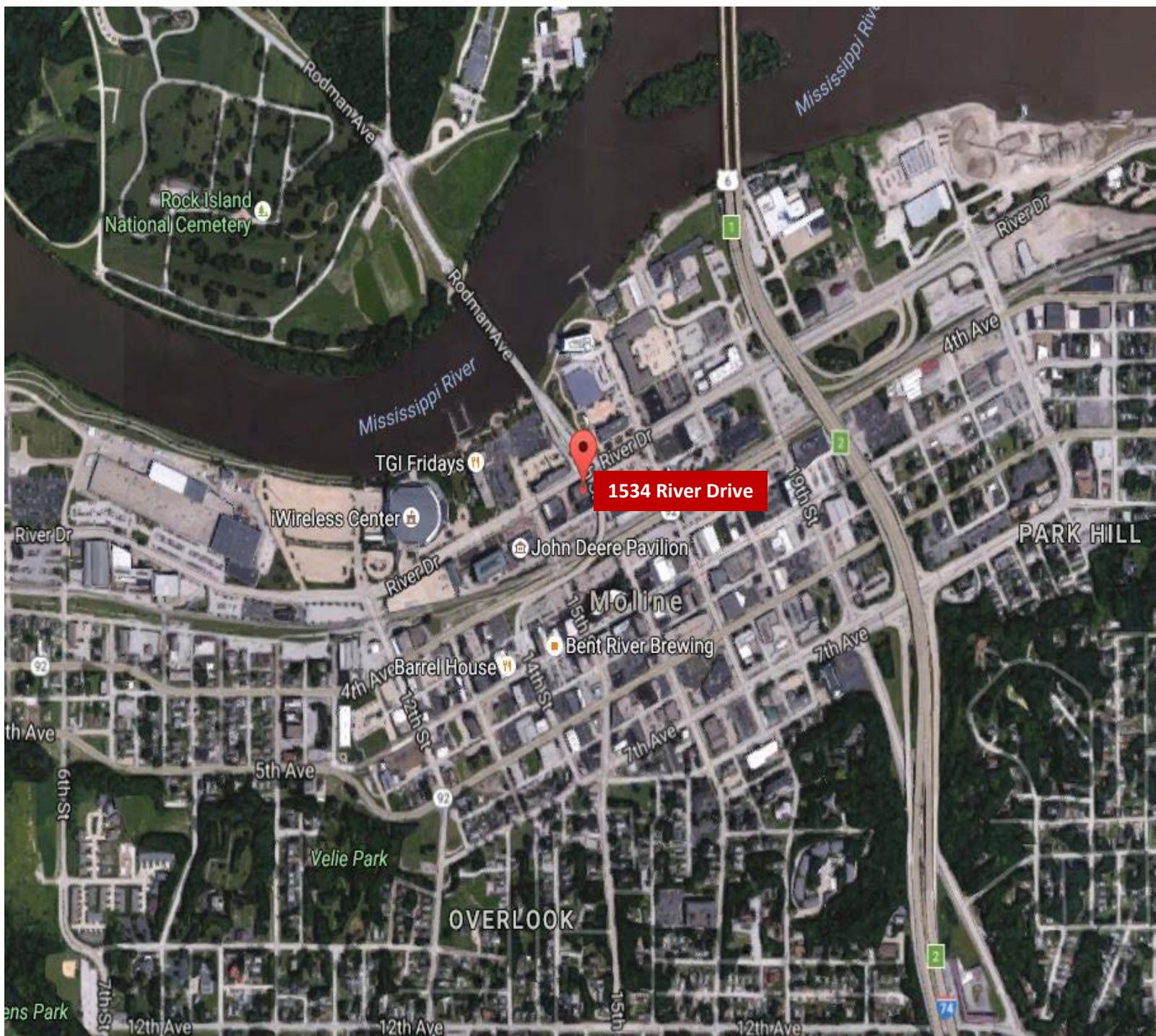
**David Gellerman** | 563.505.6254  
[dgellerman@TheHawkeyeGroup.com](mailto:dgellerman@TheHawkeyeGroup.com)

**David M. Weiner** | 309.269.2690  
[dweiner@TheHawkeyeGroup.com](mailto:dweiner@TheHawkeyeGroup.com)

1850 East 53<sup>rd</sup> Street, Suite #1 • Davenport, Iowa 52807 • Office: 563.344.4295 • [www.TheHawkeyeGroup.com](http://www.TheHawkeyeGroup.com)

## FOR LEASE: 3,510 SF Office/Retail Space

1534 River Drive, Moline, IL 61265



1850 East 53<sup>rd</sup> Street, Suite #1 • Davenport, Iowa 52807 • Office: 563.344.4295 • [www.TheHawkeyeGroup.com](http://www.TheHawkeyeGroup.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. BROKERS ARE LICENSED IN IOWA & ILLINOIS