

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

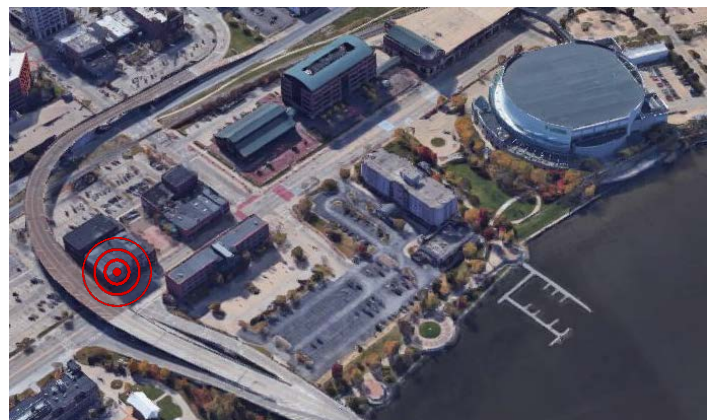
1534 River Drive, Moline, IL 61265



## 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



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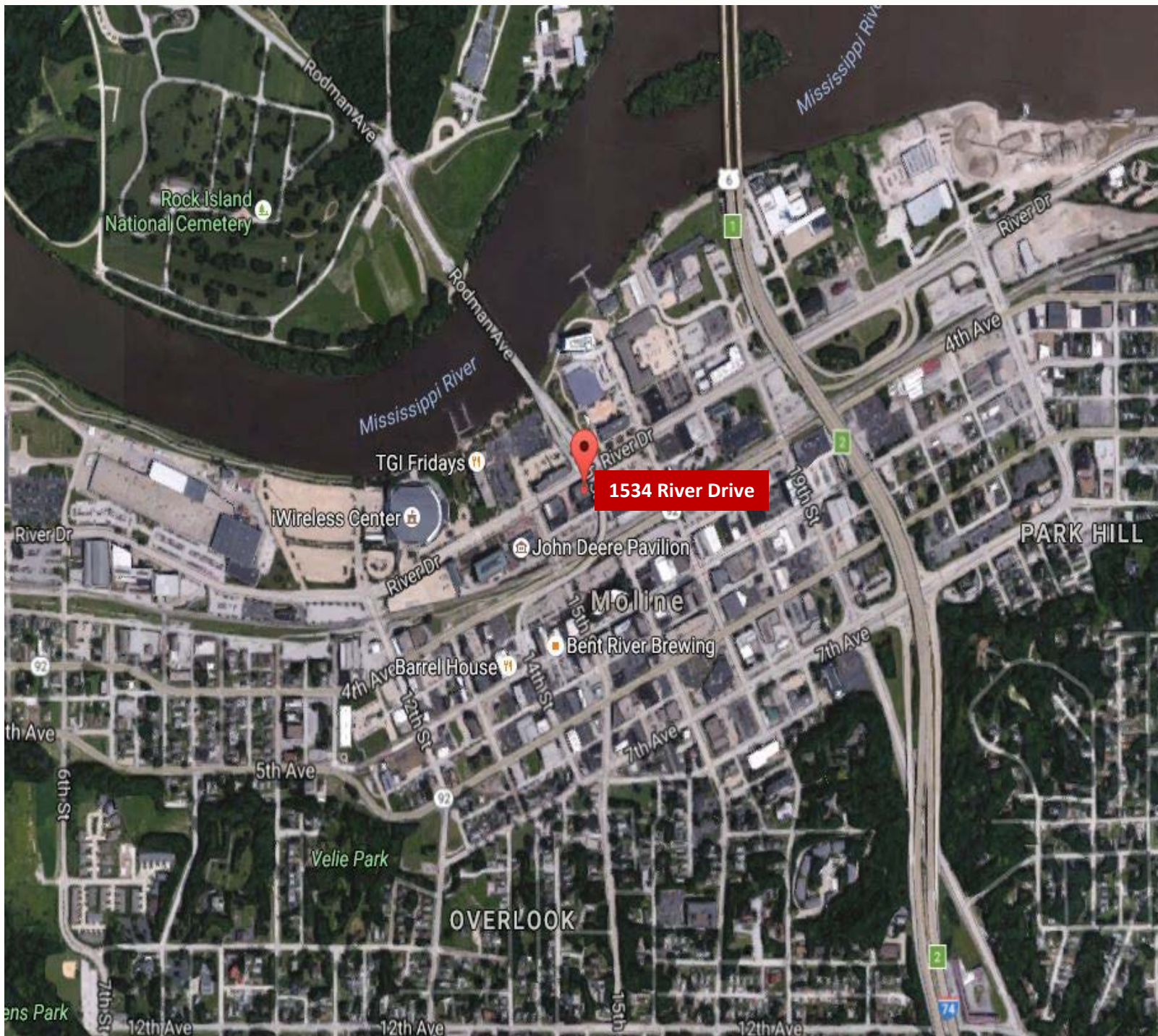
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