

FOR LEASE: 1,165 SF - 2,331 SF Office Space

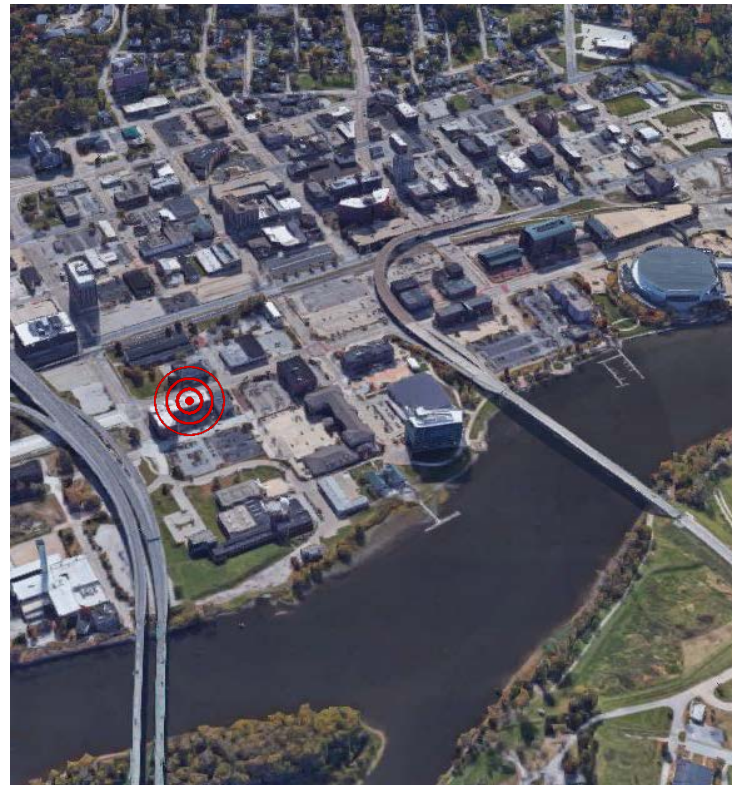
1829 River Drive, Moline, IL 61265



Property Features

- 1829 River Drive
 - 2,331 SF
 - Lease Price: **\$10.00/psf NNN**
- Can be subdivided to:
 - 1,165 SF
 - Lease Price: **\$11.50/psf NNN**
- Zoned B-2 Central Business District
- Excellent location in downtown Moline just blocks from the TaxSlayer Center with average traffic count at 15,000 vehicles per day
- Property located on River Drive with quick access to US Route 92, Hwy 6, 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

David Gellerman | 563.505.6254
dgellerman@TheHawkeyeGroup.com

1850 East 53rd Street, Suite #1 • Davenport, Iowa 52807 • Office: 563.344.4295 • 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

Revised 2/14/2018

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