

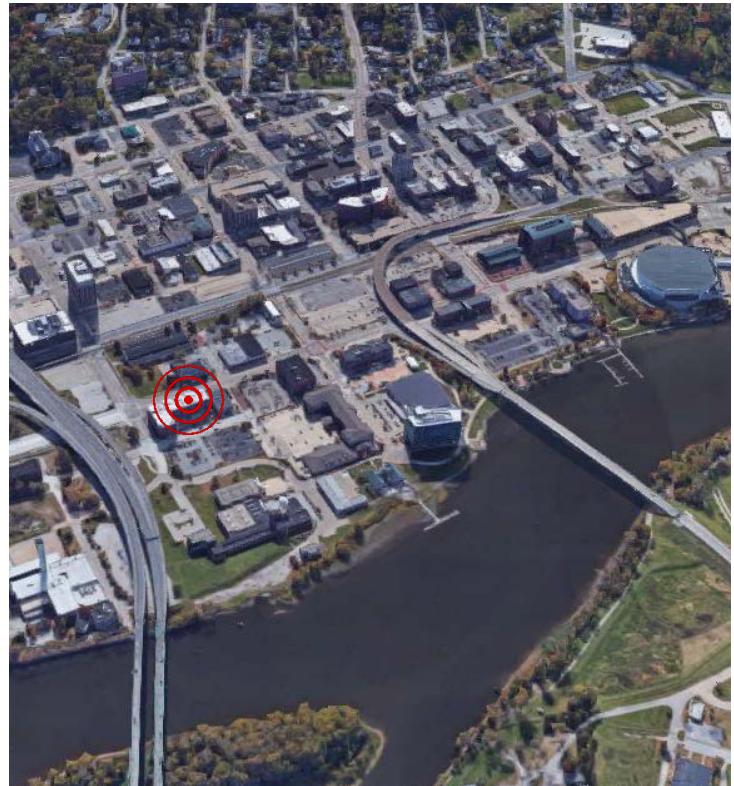
FOR LEASE: 1,165 SF - 2,331 SF Office Space

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

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Revised 2/14/2018

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