

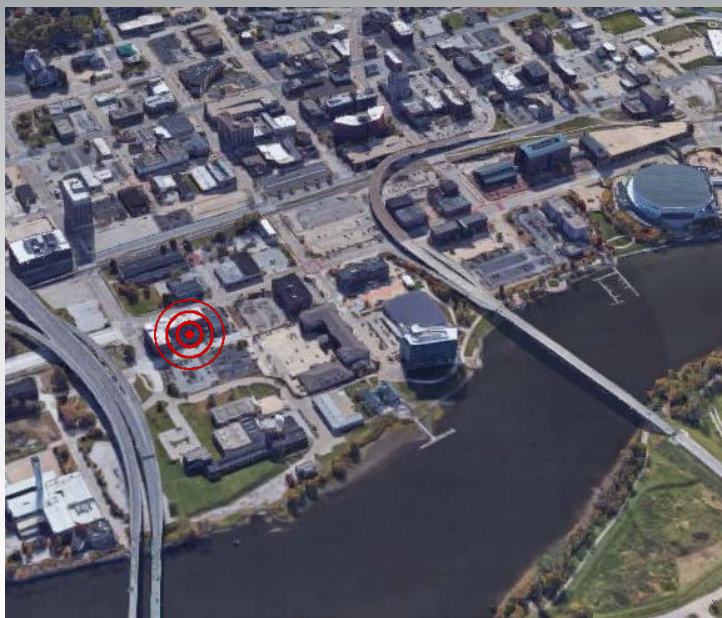
FOR LEASE
PRICE REDUCED



1,165 SF - 2,331 SF Office Space

1829 River Drive, Moline, IL 61265

TheHawkeyeGroup.com



Property Features

- 1829 River Drive
 - 2,331 SF
 - Lease Price: ~~\$10.00/psf NNN~~ **Reduced Price: \$9.00/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 VPD
- 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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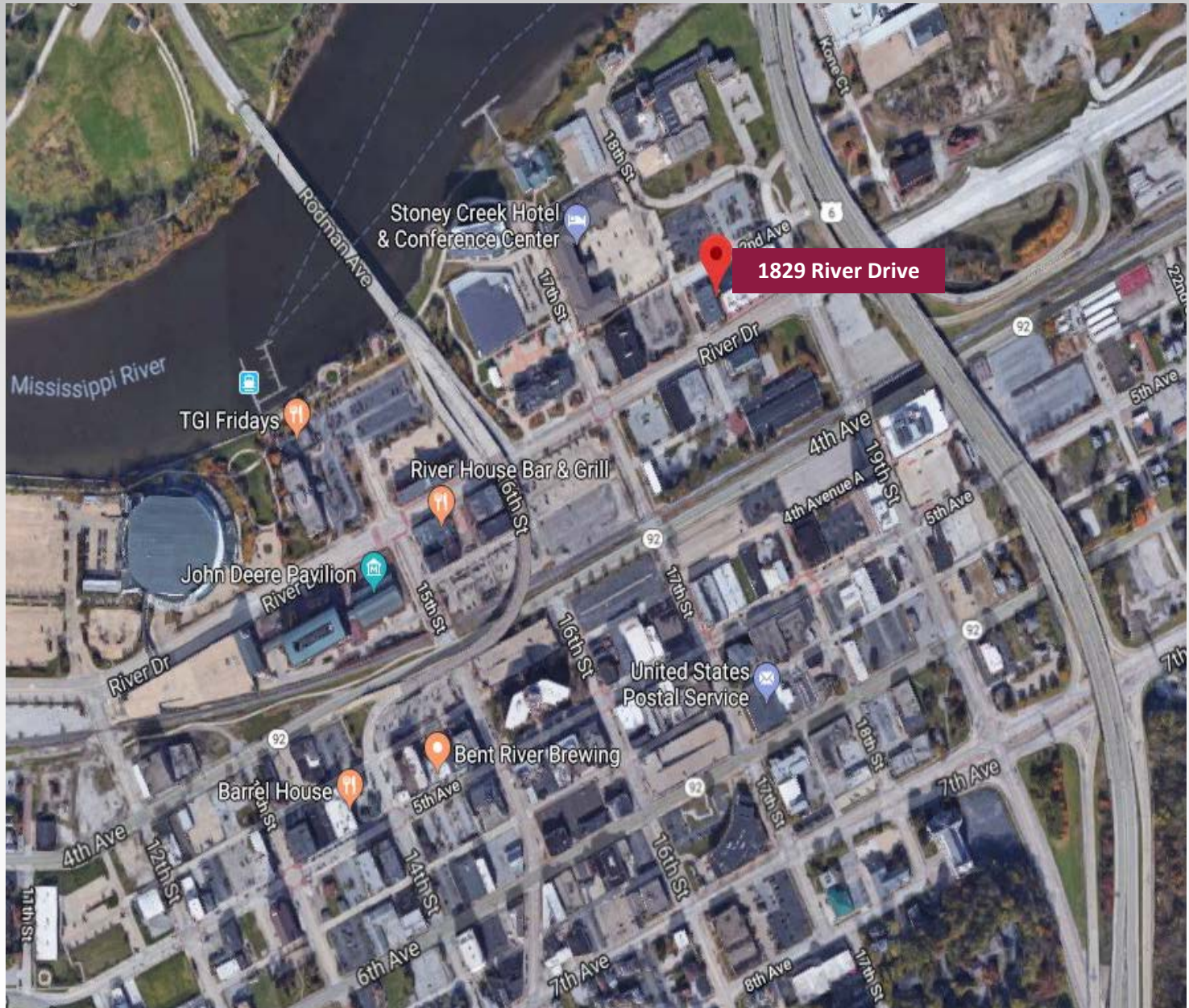
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