

FOR SALE
OR LEASE

RETAIL LISTINGS



Jim Tansey, CCIM | 563.349.3030
jtansey@TheHawkeyeGroup.com

David Gellerman | 563.505.6254
dgellerman@TheHawkeyeGroup.com

3378 Middle Road, Bettendorf, IA

- **Lease Price: \$19.50 psf/NNN**
- 2,200 RSF
- Currently the Eye Care Studio, located between Subway & Great Clips
- Grocery anchored, high profile location at Glenroads Shopping Center
- Zoned: C-2

3541 Middle Road, Bettendorf, IA

- **Lease Price: \$18.00/psf NNN**
- 2,545 RSF
- New retail development well located with great visibility and traffic counts
- Excellent proximity to Pleasant Valley High School & Scott Community College
- Zoned: C-2



Jim Tansey, CCIM | 563.349.3030
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David Gellerman | 563.505.6254
dgellerman@TheHawkeyeGroup.com

893 22nd Avenue, Coralville, IA

- **Lease Price: \$12.00/psf NNN**
- 825 RSF, expandable to 2,200 RSF
- Near CoralRidge Mall and many other regional and national retail stores
- Zoned: C-2



Jim Tansey, CCIM | 563.349.3030
jtansey@TheHawkeyeGroup.com



HAWKEYE
COMMERCIAL REAL ESTATE

1850 E. 53rd Street, Suite #1 • Davenport, Iowa 52807 • Office: 563.344.4295 • www.TheHawkeyeGroup.com

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Revised 5/19/2020

FOR SALE
OR LEASE

RETAIL LISTINGS



Jim Tansey, CCIM | 563.349.3030
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2425 2nd Street, Suite 4, Coralville, IA

- **Lease Price: \$24.00/psf NNN**
- 1,495 RSF
- Just blocks from CoralRidge Mall and many other regional and national retail stores
- Highly visible with an average traffic count of 25,000 vehicles per day
- Zoned: C-2

5401 Elmore Avenue, Davenport, IA

- **Sale Price: \$3,250,000**
- 26,828 Total SF Building
- Total Lot Size: 4.54 acres over two parcels
 - Separately Assessed Parcels – Single Sale Consideration
- Ideal for car sales operation
- Highly visible with an average traffic count of 12,000 vehicles per day, just off 53rd Street I-74 exit
- Zoned: C-3



Jim Tansey, CCIM | 563.349.3030
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David Gellerman | 563.505.6254
dgellerman@TheHawkeyeGroup.com

1105 Canal Shore Drive, LeClaire, IA

- **Lease Price: \$13.50/psf NNN**
- 2,410 RSF
- Great visibility with excellent traffic just off Hwy 67
- Gorgeous views located right on the Mississippi River between downtown LeClaire and I-80
- Co-Tenants with Hungry Hobo, Foxtail Hair Lounge, Kitzman Chiropractic, & River View Dental
- Zoned: COMM

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FOR SALE
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RETAIL LISTINGS



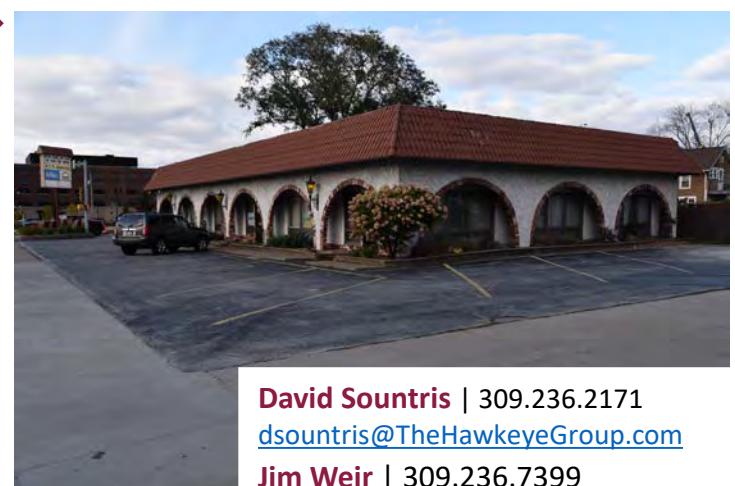
David Sountris | 309.236.2171
dsountris@TheHawkeyeGroup.com

Jim Weir | 309.236.7399
jweir@TheHawkeyeGroup.com

161 5th Avenue, Moline, IL

- **Sale Price: \$199,000**
- 5,140 RSF Contractor or Service Building
 - 1,620 SF Office/Storage with kitchenette
 - 3,520 SF Service area with 5 overhead doors
- Suitable for contractor job shop, retail service shop, equipment storage, fleet services, or car enthusiast hobby shop
- Current zoning may require City approval depending on intended use

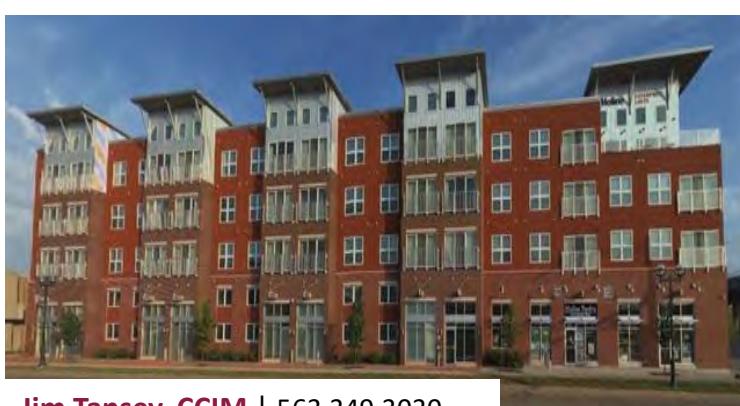
604-610 19th Street, Moline, IL



- **Sale Price: \$398,000**
- **Lease Price: \$10.00/psf Gross**
 - 1,320 RSF Space Available
 - 1,500 RSF Space Available
- 4,526 SF Office/Retail Building
- Sale includes contiguous green space parcel to the East side of the property
- 1,706 SF occupied
- Zoned: B-2

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David Gellerman | 563.505.6254
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1829 River Drive, Moline, IL

- **Lease Price: \$10.00/psf NNN**
- 2,331 RSF
 - Can be subdivided to 1,165 SF @ \$11.50/psf NNN
- Excellent location in downtown Moline just blocks from the TaxSlayer Center with average traffic count at 15,000 vehicles per day
- Zoned: B-2

FOR SALE
OR LEASE

RETAIL LISTINGS



Shawn Stuenkel | 309.368.3419
sstuenkel@TheHawkeyeGroup.com

3615 27th Street, Moline, IL

- **Sale Price: \$425,000**
- 8,498 Total SF Building on .66-acre lot
- 1st Floor Commercial space, unfinished basement storage, and 2nd Floor apartment space
- Formal Florist business with 400 feet of frontage on the corner of 27th Street & 36th Avenue
- Zoned: B-3

4200-4500 16th Street, Moline, IL

- **Lease Prices: \$5.00/psf - \$20/psf Gross**
- 1,721 RSF to 107,451 RSF
- SouthPark Mall is a regional shopping mall with over 60 stores and a gross leasable area of 825,000 square feet
- Great visibility from John Deere Road and quick access to I-74
- Zoned: B-4



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4401 27th Street, Moline, IL

- **Lease Price: \$10.00/psf NNN**
- 52,463 RSF
- Outlying Box Store located at the North side of SouthPark Mall, the current Gordmans location
- Excellent visibility facing John Deere Road
- Zoned: C-2

FOR SALE
OR LEASE

RETAIL LISTINGS



David Weiner | 309.269.2690
dweiner@TheHawkeyeGroup.com

4703 16th Street, Suite G & H, Moline, IL

- Suite G Lease Price: \$7.95/psf NET**
 - Two Sections: either section can be leased separately or together
 - 7,200 RSF
 - 5,389 RSF } 12,589 Total RSF
- Suite H Lease Price: \$8.95/psf NET**
 - 2,400 RSF
- Excellent area across from SouthPark Mall
- Zoned: O-1



David Weiner | 309.269.2690
dweiner@TheHawkeyeGroup.com

4422 11th Street, Rock Island, IL

- Sale Price: \$425,000.00**
- 5,307 SF Building on 1.07 Acres
- Suitable as owner user or investor with retail or office tenant in mind
- Large parking lot surrounding building with frontage along Hwy 67/11th Street
- Zoned: B-4

4701 16th Street, Moline, IL

- Lease Price: \$14.00/psf**
 - Base rent assumes vanilla shell
 - Build to Suit New Retail Development
 - 1,200 RSF – 10,000 RSF
 - Located adjacent to SouthPark Mall
 - Great visibility and traffic counts
 - Ample on-site parking
 - Zoned: B-4



David Weiner | 309.269.2690
dweiner@TheHawkeyeGroup.com

4015 6th Avenue, Rock Island, IL

- Lease Price: \$11.00/psf NET**
 - Suite 1: 2,000 RSF set up with drive-thru window
 - Suite 4: 2,000 RSF
 - Landlord provides vanilla shell
 - Traffic count averages 16,600 vehicles per day
 - Zoned: B-3



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FOR LEASE



2,200 SF RETAIL SPACE

3378 Middle Road, Bettendorf, IA 52722

TheHawkeyeGroup.com



Property Features

- Lease Price: \$19.50/psf NNN
- Suite: 2,200 RSF
- Grocery-anchored, high profile location at Glenroads Shopping Center
- Zoned C-2
- Currently, the Eye Care Studio space, located between Subway and Great Clips
- Excellent location on the corner of Middle Road and Devils Glen Road with quick access to US Hwy 6, US Hwy 67, and I-74

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Revised 12/31/2019

FOR LEASE



FOR LEASE – BUILD TO SUIT: 2,545 SF

3541 Middle Rd, Bettendorf, IA 52722

TheHawkeyeGroup.com



Property Features

- New Retail Development
- **3541 Middle Rd: 2,545 SF**
- **Lease Price: \$18.00/psf NNN**
 - Base rent assumes a vanilla shell
- Total Building SF: 14,285 SF
- Excellent proximity to Pleasant Valley High School & Scott Community College
- Well located with great visibility and traffic counts
- Ample on-site parking
- Zoned: C-2

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Revised 2/28/2020

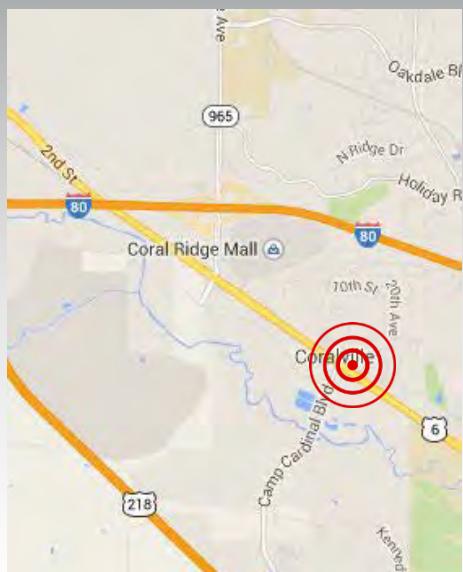
FOR LEASE



825 SF Office/Retail

893 22nd Avenue, Coralville, IA 52241

TheHawkeyeGroup.com



Property Features

- 893 22nd Avenue
 - 825 SF Office/Retail Space, Expandable to 2,200 SF
 - Base Rent: \$ 825.00 /month (\$12.00 /SF)
2019 Estimated NNN: \$ 488.97 /month (\$ 7.11 /SF)
 - **TOTAL RENT: \$ 1,313.97 /month**
- Average traffic count: 25,000 vehicles per day on US Highway 6
- Near Coral Ridge Mall and many other regional and national retail stores
- Quick access to US Hwy 6, I-80, and I-380
- Zoned: C-2

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Revised 5/8/2019

FOR LEASE



1,495 SF High Traffic Retail Space

2425 2nd Street, Suite 4, Coralville, IA 52241

TheHawkeyeGroup.com



Property Features

- **Lease Price: \$24.00/PSF NNN**
- **Available SF: 1,495 SF**
- Zoned: C2 (Arterial Commercial)
- Average traffic count: 25,000 vehicle per day
- Near Coral Ridge Mall and many other regional and national retail stores
- US Hwy 6 frontage and quick access to I-80 and I-380/218

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Revised 12/7/2018

FOR SALE

Best Retail
Location in the
Quad Cities



High Traffic Office/Retail Building

5401 Elmore Ave, Davenport, IA 52807

TheHawkeyeGroup.com



Property Features

- **Sale Price: \$3,250,000**
- Total Building SF: 26,828
- Total Lot Size: 4.54 Acres
 - Parcel #Y017-12: 2.17 Acres
 - Parcel #Y017-13A: 2.37 Acres
 - Separately Assessed Parcels - Single Sale Consideration
- Zoned: C-3 General Commercial District
- Quick access to E 53rd St & I-74
- 12,000+ vehicles per day traffic count

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,188	52,906	122,147
Households	2,376	22,233	49,629
Med HH Income	\$70,301	\$66,369	\$57,735
Avg HH Income	\$98,447	\$92,469	\$82,275

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Revised 3/4/2020

FOR LEASE



2,410 SF OFFICE/RETAIL BUILDING

1105 Canal Shore Drive, LeClaire, IA 52753

TheHawkeyeGroup.com



Property Features

- **Lease Price: \$13.50/psf NNN**
- 2,410 Office/Retail Suite
- Great visibility
- Excellent traffic
- Access to fiber internet thru Mediacom
- Well located in growing LeClaire, IA with easy access to I-80.
- Gorgeous views - located right on the Mississippi River
- Co-Tenant with Hungry Hobo, Foxtail Hair Lounge, Kitzman Chiropractic, and River View Dental

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Revised 9/27/2018

FOR SALE



Contractor or Service Building

161 5th Avenue, Moline, IL 61265

TheHawkeyeGroup.com



Property Features

- **Sale Price: \$199,000**
- 1,620 SF Office/storage area with kitchenette
- 3,520 SF Service area with 5 new overhead doors
- Suitable as contractor job shop, service shop, equipment storage, fleet services, and/or car enthusiast hobby shop
- 8,700 vehicles per day traffic count
- New overhead doors and 2nd story building area new roof installed 2017
- Current zoning may require City approval depending on intended use

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Revised 11/22/2019

FOR SALE
OR LEASE



Highly Visible Office/Retail Spaces

604-606-606B & 610 19th Street, Moline, IL 61265

TheHawkeyeGroup.com

Property Features

- **Sale Price: \$398,000**
 - Total Building SF: 4,526 SF
 - Parcels 08-8296 & 08-8297
- **Lease Price: \$10.00 PSF Gross**
 - Available SF for Lease:
 - 1,320 SF
 - 1,500 SF
 - Lot Size: 25,031 SF
 - Zoned: B-2
 - Located on the corner of 19th Street and 6th Avenue/Route 92 one block from I-74 ramps
 - Large parking area with room to expand to the contiguous green space parcel to the East side of the property



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Revised 11/15/2019

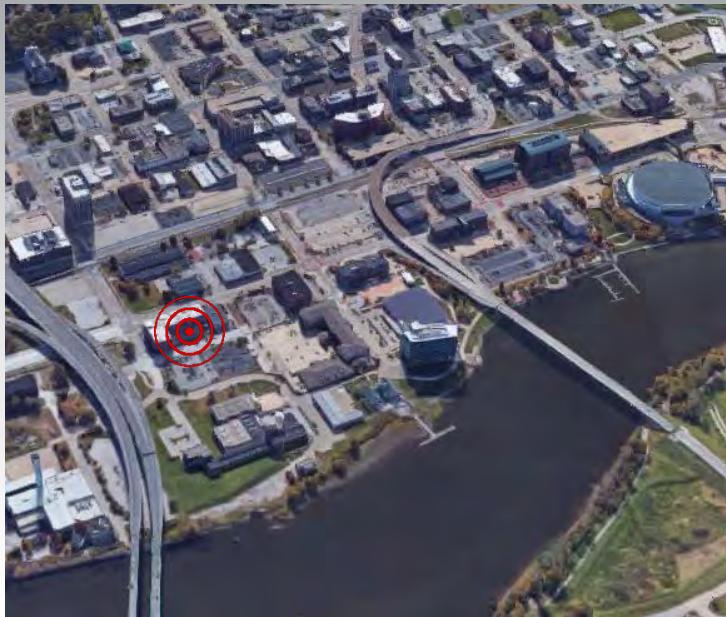
FOR LEASE
PRICE REDUCED



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**
- **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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Revised 1/2/2020

FOR SALE



Commercial Mixed-Use Building

3615 27th Street, Moline, IL 61265

TheHawkeyeGroup.com

Property Features



- **Sale Price: \$425,000**
- Total Building SF: 8,498 SF
- Lot Size: 28,875 SF (.66 acres)
- 400 feet of frontage on the corner of 27th Street & 36th Avenue
- Zoned: B-3 (Community Business District)
- 1st floor commercial space, unfinished basement storage, & 2nd floor apartment space
- Great access to I-74, John Deere Road, I-280, and the Quad City International Airport

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Revised 2/3/2020

FOR LEASE



SouthPark Mall

4200 – 4500 16th Street, Moline, IL 61265

TheHawkeyeGroup.com

SouthPark Mall is a regional shopping mall located in Moline, Illinois. Moline is part of the Quad Cities, a community on the Iowa/Illinois border encompassing Moline and Rock Island, Illinois and Davenport and Bettendorf, Iowa. The mall is located southwest of the intersection of Interstate 74 and Illinois Route 5 (John Deere Rd) at 4200 - 4500 16th Street. SouthPark Mall is one of two regional malls in the Quad Cities area, the other being NorthPark Mall in Davenport, Iowa.

The owner and operator is Macerich. Dillard's, JCPenney, VonMaur, and Dick's Sporting Goods are the anchor stores for this mall. The one-level mall has over 60 stores and a gross leasable area of 825,000 square feet.

Macerich is a self-managed Real Estate Investment Trust headquartered in Santa Monica, California. It is the third-largest owner and operator of shopping centers in the United States.

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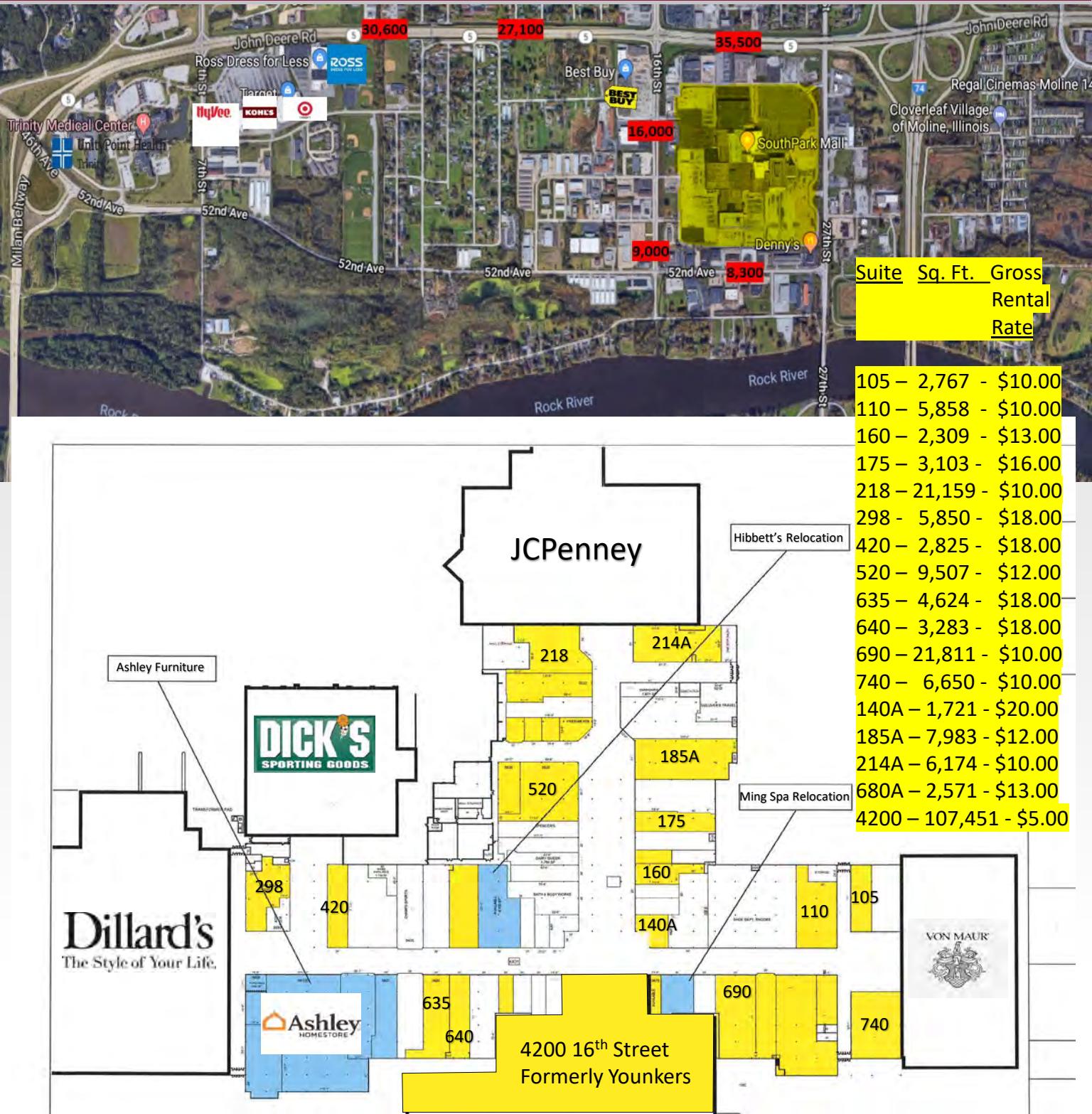
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Revised 5/21/2019

SouthPark Mall

4200 - 4500 16th Street, Moline, IL 61265

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FOR LEASE



SouthPark Mall Outlying Box Store

4401 27th Street, Moline, IL 61265

TheHawkeyeGroup.com



Property Features

- **Lease Price: \$10.00 psf/NNN**
- Available SF: 52,463 SF
- Zoned: B-4
- Located at the North side of SouthPark Mall, the current Gordmans location
- Excellent visibility with front on John Deere Road
- Quick access to John Deere Rd and I-74

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Revised 2/25/2020

FOR LEASE



BUILD TO SUIT: 1,200 SF - 10,000 SF

4701 – 16TH STREET, MOLINE, IL 61265

TheHawkeyeGroup.com

Proposed
Retail
Center

Southpark
Mall

4703 16th St, Moline, IL 61265 USA

Property Features

- New Retail Development – To Be Built
- Located adjacent to Southpark Mall
- Great visibility and traffic counts
- Ample on-site parking
- Zoned: B-4
- Lease Price: \$14.00 psf/yr. - Base rent assumes a vanilla shell. Subject to individual and specific tenant requirements.

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Revised 08/26/2019

FOR LEASE



Office/Retail: 2,400 SF – 14,989 SF

4703 – 16TH STREET, MOLINE, IL 61265

TheHawkeyeGroup.com

Suite	SF Available	Rental Rate
G	Two Sections 7,200 sf 5,389 sf 12,589 sf Either section can be leased separately or together.	\$7.95 psf/yr. NET with 3% annual Increases \$3.30 CAM rate
H	2,400 sf	\$8.95 psf/yr. NET with 3% annual Increases \$3.30 CAM rate

Property Features

- 2,400 SF – 14,989 SF Office/Retail Space
- Located in excellent area across from Southpark Mall
- Outstanding on-site parking available
- Great access to I-74, I-280, and John Deere Expressway



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Revised 08/01/2019

FOR LEASE



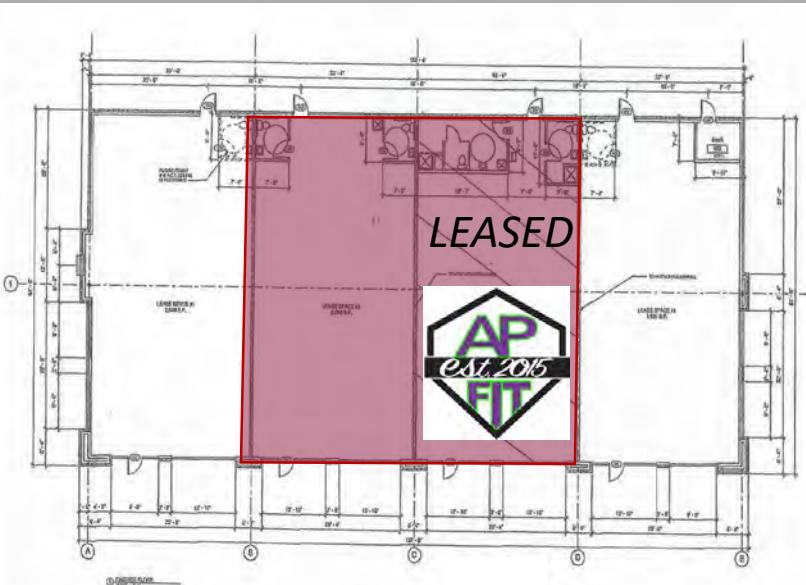
Price Reduced!

New Office/Retail
Building near
Augustana College

2,000 SF NEW Office/Retail

4015 6th Avenue, Rock Island, IL 61201

TheHawkeyeGroup.com



Property Features

- Each suite is 2,000 SF:
 - Suite 1: set up with a drive-up window, great location for coffee or sandwich shop
 - Suite 4: great retail/office space
- Parking: 42 Handicapped Parking: 2
- Landlord to provide vanilla shell (discuss details with Listing Agents)
- 1,200 employees in the immediate vicinity plus Augustana College students, faculty and employees
- Traffic count - 15,600 vehicles per day
- **Lease Price: \$11.00 psf/yr NET**
- **CAM Price: \$5.00 psf**

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Revised 1/14/2020

FOR SALE



Retail Building on 1+ Acre Lot

4422 11th Street, Rock Island, IL 61201

TheHawkeyeGroup.com



Property Features

- **Sale Price: \$425,000**
- 5,307 SF Building & 1.07 Acre Parcel
- Parcel #10-3452-1
- Suitable as owner user or investor with retail or office tenant in mind
- Large Parking lot surrounding building ideal for large or expanding customer base
- Frontage along Highway 67/11th Street
- Zoned B-4

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Revised 11/20/2019