

FOR SALE  
OR LEASE



## Commercial Retail/Office Building

1900 52<sup>nd</sup> Avenue, Moline, IL 61265

TheHawkeyeGroup.com



### Property Features

- Sale Price: \$3,700,000
- Lease Price: \$15.00/PSF NNN
- Total Building SF: 26,536 SF
- 82 Parking Spots
- Lot Size: 89,110 SF (2.03 acres)
- Zoned: B-4 (Highway/Intensive Business District)
- Current headquarters for Vibrant Credit Union with private offices, conference rooms, large open cubicle area, break/common areas, and gym
- Dock door and drive-in overhead door at rear of building
- Great access to I-74, John Deere Road, I-280, and the Quad City International Airport

**David Gellerman** | 563.505.6254  
[dgellerman@TheHawkeyeGroup.com](mailto:dgellerman@TheHawkeyeGroup.com)  
**Shawn Stuenkel** | 309.368.3419  
[ssstuenkel@TheHawkeyeGroup.com](mailto:ssstuenkel@TheHawkeyeGroup.com)  
**Jim Tansey, CCIM** | 563.349.3030  
[jtansy@TheHawkeyeGroup.com](mailto:jtansy@TheHawkeyeGroup.com)



1850 E. 53<sup>rd</sup> Street, Suite #1 • Davenport, Iowa 52807 • Office: 563.344.4295 • [www.TheHawkeyeGroup.com](http://www.TheHawkeyeGroup.com)

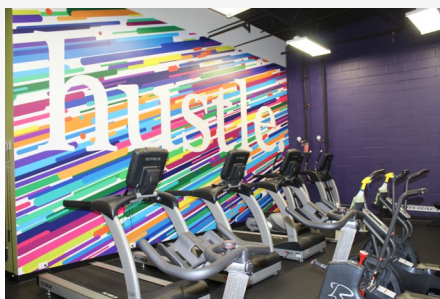
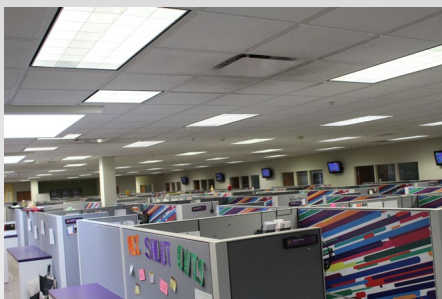
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING 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 3/3/2021

# Commercial Retail/Office Building

1900 52<sup>nd</sup> Avenue, Moline, IL 61265

TheHawkeyeGroup.com



**David Gellerman** | 563.505.6254  
[dgellerman@TheHawkeyeGroup.com](mailto:dgellerman@TheHawkeyeGroup.com)  
**Shawn Stuenkel** | 309.368.3419  
[ssstuenkel@TheHawkeyeGroup.com](mailto:ssstuenkel@TheHawkeyeGroup.com)  
**Jim Tansey, CCIM** | 563.349.3030  
[jtansey@TheHawkeyeGroup.com](mailto:jtansey@TheHawkeyeGroup.com)



1850 E. 53<sup>rd</sup> Street, Suite #1 • Davenport, Iowa 52807 • Office: 563.344.4295 • [www.TheHawkeyeGroup.com](http://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