

FOR LEASE  
\*PRICE REDUCED\*



## Retail/Office Opportunities 2900 River Drive, Moline, IL 61265

THE  
WATERFRONT  
APARTMENTS  
QUAD CITIES



### Property Features

- Suite 102: 4,420 SF @ ~~\$12.00/psf NNN~~ \$11.00/psf NNN
- Suite 111: 1,500 SF @ ~~\$12.00/psf NNN~~ \$11.00/psf NNN
- Suite 120: 5,244 SF @ ~~\$12.00/psf NNN~~ \$11.00/psf NNN
- Mixed-use retail/office space on the first level with 90 fully furnished, residential units above, formerly known as The Mills at Riverbend Commons now ***The Waterfront Apartments***
- Adjacent to Western Illinois University Riverfront Campus
- Building has 5 retail spaces, 2 with existing restaurant leases
- Excellent location near downtown Moline as well as the TaxSlayer Center, Augustana College, Blackhawk College, and Deere & Company World Headquarters
- The Great River Trail runs parallel to River Drive
- Zoned ORT & Average traffic count at 13,900 VPD
- Property located on River Drive with quick access to US Route 92, Hwy 6, and I-74

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,947	74,176	178,270
Households	2,117	31,798	74,024
Med HH Income	\$50,424	\$55,976	\$53,837
Avg HH Income	\$66,160	\$75,351	\$74,362

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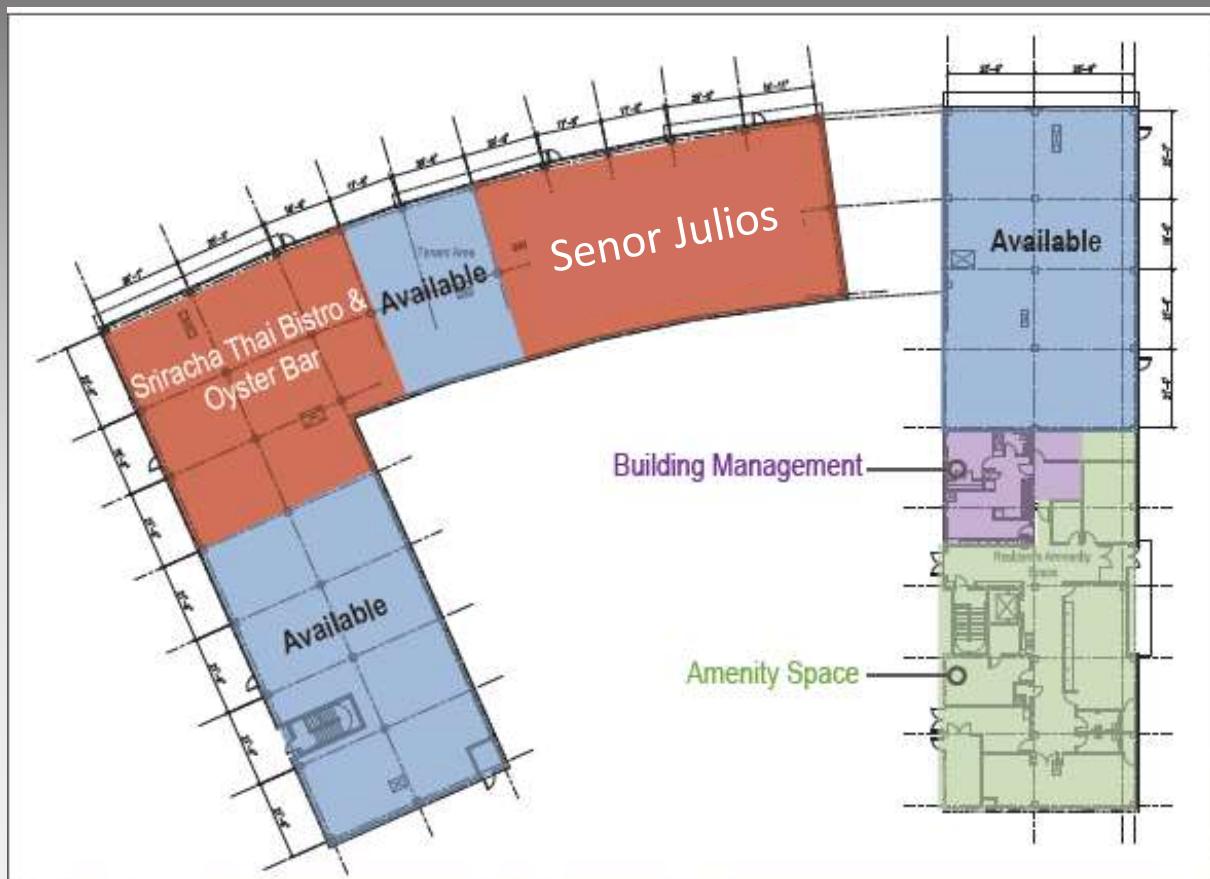
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Revised 8/31/2020

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