

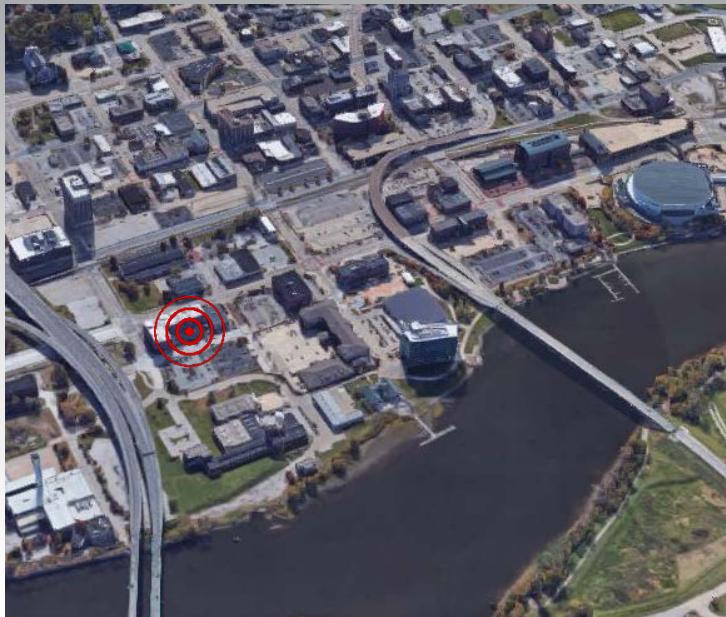
FOR LEASE



**1,165 SF - 2,331 SF Office Space**

*1829 River Drive, Moline, IL 61265*

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

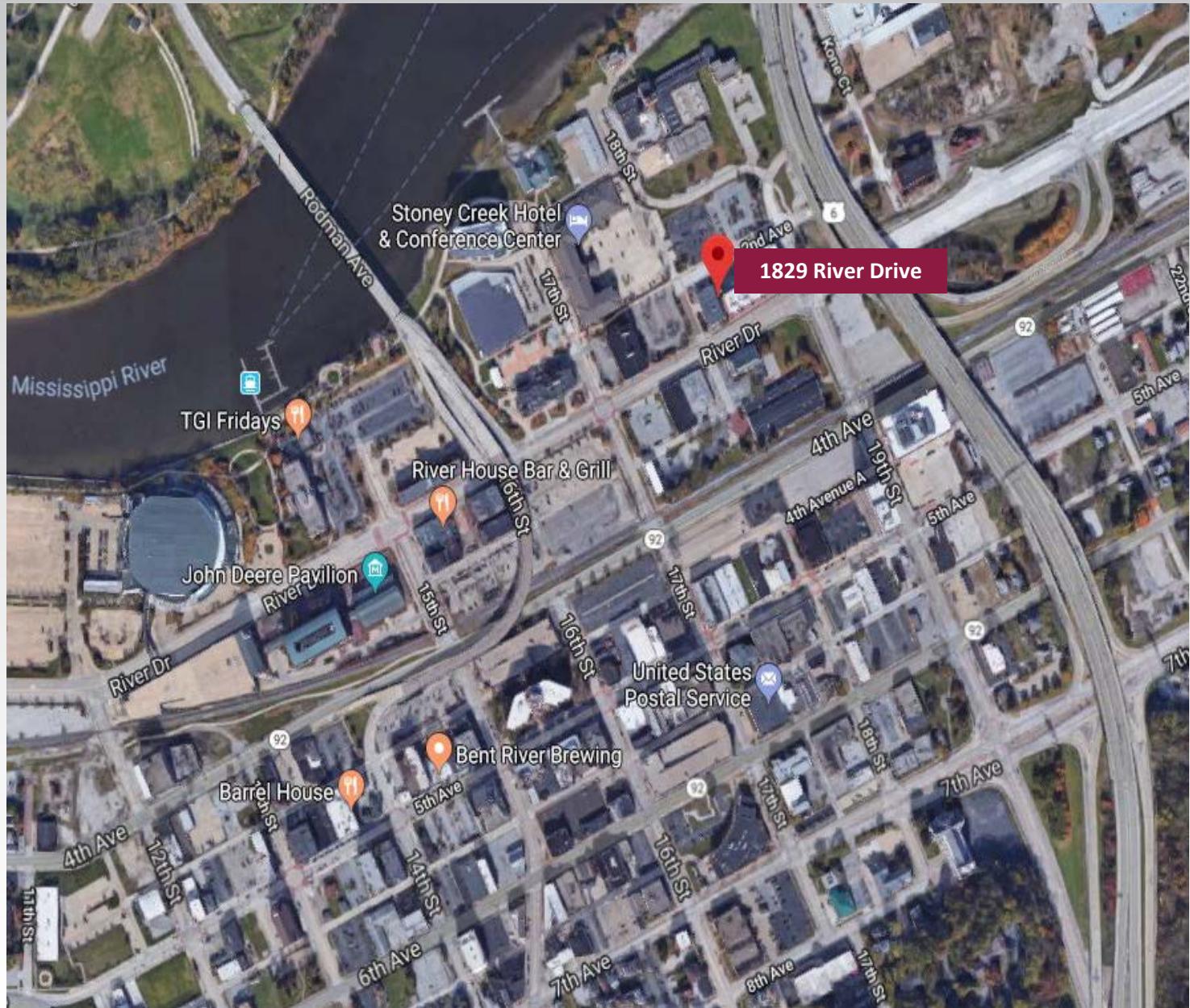
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Revised 9/28/2018

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