



1800 36TH AVENUE

Moline, Illinois 61265 • Freestanding Retail /
QSR Redevelopment Site

AUCTION

OCTOBER 5, 2026

STARTING BID

\$75,000

AUCTION DATE

MONDAY, OCTOBER 5, 2026

STARTING BID

\$75,000

BUILDING SIZE

5,984 SF

INVESTMENT OVERVIEW

Hawkeye Commercial Real Estate is pleased to present 1800 36th Avenue in Moline, Illinois — a 5,984 SF freestanding commercial building going to **public auction on October 5, 2026**, with bidding starting at just **\$75,000**. Built in 1981 and formerly operated as a McDonald's, the property retains a large dining room, commercial kitchen, drive-thru infrastructure, and pylon signage — offering a rare, low-basis opportunity for a QSR operator, retailer, or investor to reposition a well-located freestanding building far below replacement cost. Situated on a large, 75+ space parking lot with double ingress/egress from both 16th Street and 36th Avenue, and just minutes from the I-74 interchange, the site benefits from strong visibility, easy access, and established co-tenancy in one of the Quad Cities' active commercial corridors.

5,984

SQUARE FEET

1981

YEAR BUILT

75+

PARKING SPACES

2

POINTS OF ACCESS

AUCTION & PROPERTY HIGHLIGHTS

- **Going to auction October 5, 2026** — starting bid of just \$75,000, well below replacement cost
- 5,984 SF freestanding building, formerly operated as a McDonald's — prime for redevelopment or reuse
- Existing infrastructure includes a large dining room, commercial kitchen, drive-thru lane, and pylon signage
- Large paved lot with 75+ on-site parking spaces and double ingress/egress via 16th St and 36th Ave
- Close proximity to I-74, providing convenient interstate access for customers and employees
- Strong surrounding co-tenancy including Walgreens, ImpactLife, and Key Auto Mall Moline
- 2024 real estate taxes of \$46,852.36



LOCATION OVERVIEW

The property sits at the signalized corner of 16th Street and 36th Avenue in Moline, Illinois, part of the Quad Cities metro along the Illinois side of the Mississippi River. The site enjoys strong visibility and drive-by traffic along 36th Avenue with quick access to the I-74 interchange, connecting the property to the broader Quad Cities trade area. Neighboring users include Walgreens, ImpactLife, and Key Auto Mall Moline, reinforcing the corridor as an established retail and commercial destination.



PREPARED BY Max Gellerman, CCIM

Hawkeye Commercial Real Estate • 1850 E 54th St., Davenport, IA 52807 • 563.344.4295 • thehawkeyegroup.com

This property is being offered for sale via public auction on October 5, 2026, with bidding to start at \$75,000. This offering memorandum is for informational purposes only and does not constitute a binding offer or a guarantee of sale terms. The sale is subject to the official terms and conditions of the auction, including any reserve, buyer's premium, deposit requirements, and other conditions established by the auctioneer and seller. 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 terms, or withdrawal without notice. Prospective bidders should conduct independent due diligence and consult their own advisors before participating in the auction.