

FOR SALE  
OR LEASE



## Turn-key Restaurant Opportunity

2107 4<sup>th</sup> Avenue, Rock Island, IL 61201

[TheHawkeyeGroup.com](http://TheHawkeyeGroup.com)



### Property Features

- Sale Price: \$279,900
- Gross Lease Price: \$3,500/mo
- Total Building SF: 5,160 SF
- Lot Size: 14,375 SF (.33 acres)
- Two story restaurant space plus basement area
- Main level was remodeled in 2015 including new electrical and plumbing, deck, water heater, second floor furnace, and added walk-in freezer
- Zoned: B-3 (Community Business District)
- Great access to Centennial Bridge and IL Route 92/Centennial Expressway

Shawn Stuenkel | 309.368.3419

[ssstuenkel@TheHawkeyeGroup.com](mailto:ssstuenkel@TheHawkeyeGroup.com)

David Gellerman | 563.505.6254

[dgellerman@TheHawkeyeGroup.com](mailto:dgellerman@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)

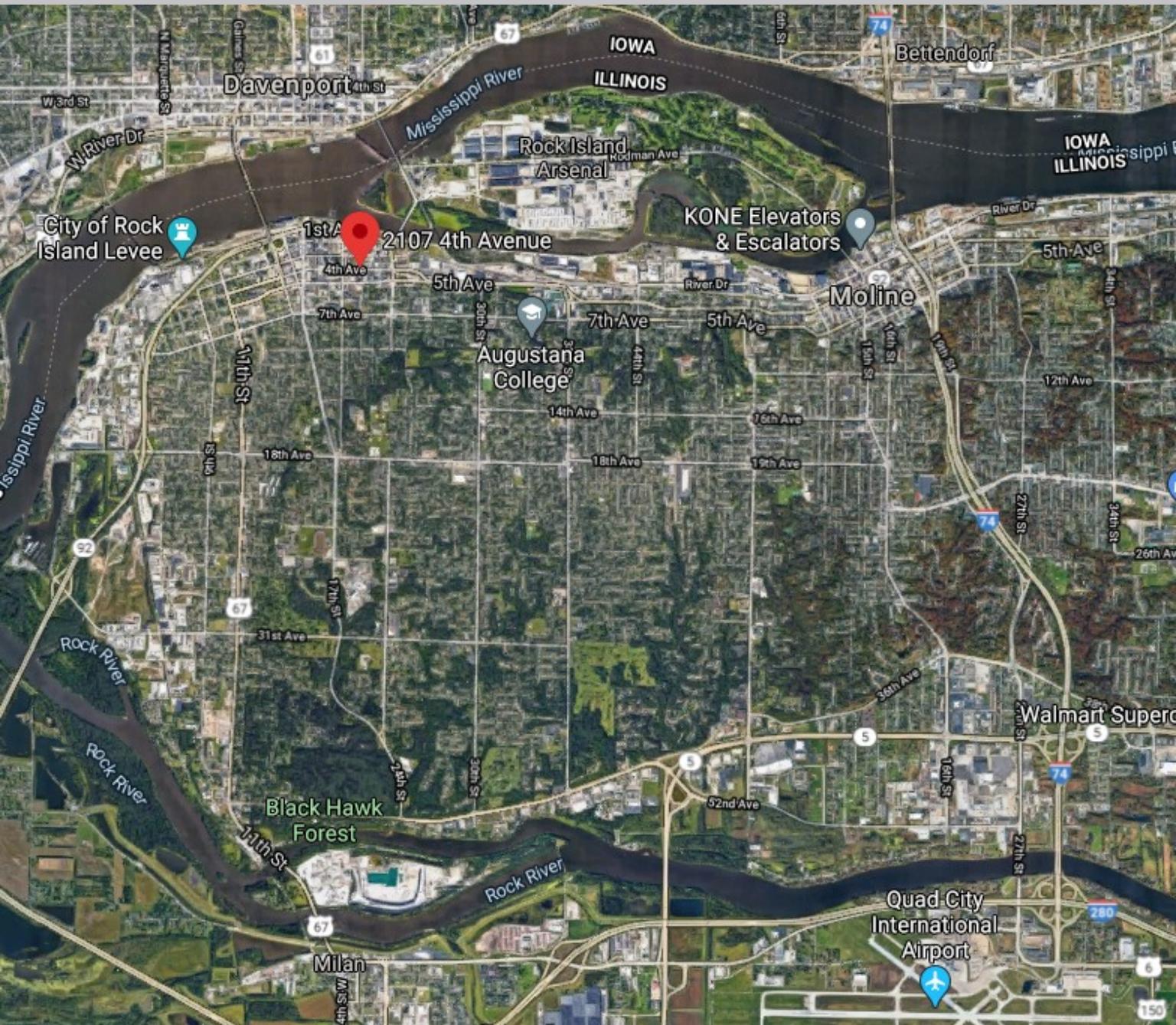
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING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

Revised 10/6/2020

# Turn-Key Restaurant Opportunity

2107 4<sup>th</sup> Avenue, Rock Island, IL 61201

TheHawkeyeGroup.com



Shawn Stuenkel | 309.368.3419

[sstuenkel@TheHawkeyeGroup.com](mailto:ssstuenkel@TheHawkeyeGroup.com)

David Gellerman | 563.505.6254

[dgellerman@TheHawkeyeGroup.com](mailto:dgellerman@TheHawkeyeGroup.com)

Jim Tansey, CCIM | 563.349.3030

[jtansey@TheHawkeyeGroup.com](mailto:jtansey@TheHawkeyeGroup.com)



**HAWKEYE**  
COMMERCIAL REAL ESTATE

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