

FOR SALE

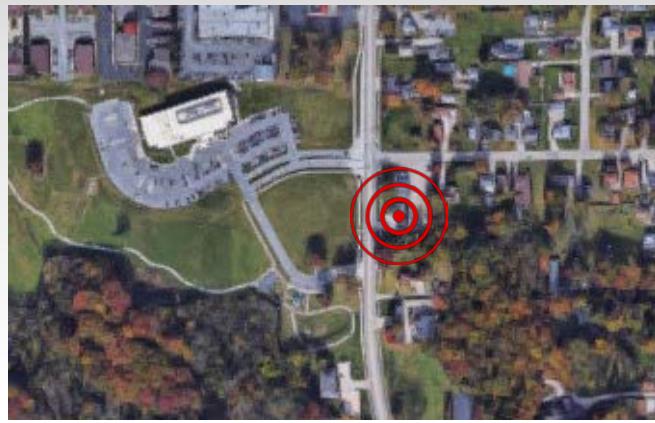


## Salon Business for Sale

2810 41<sup>st</sup> Street, Moline, IL 61265

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

DEMOGRAPHICS	1Mile	3 Miles	5 Miles
Population	8,824	59,031	125,437
Households	4,130	25,657	52,841
Med HH Income	\$56,558	\$52,845	\$54,315
Avg HH Income	\$72,605	\$68,278	\$72,253



### Property Features

- **Sale Price: \$150,000**
- Total Interior SF: 1,987 SF
- Lot Size: .38 Acres
- Zoned: O-1
- Ample Parking & directly across from bus stop
- 14,800 Average Vehicles Per Day
- Sale includes entire parcel, all improvements, trade fixtures, & many furnishings
- Ideal for continued salon services or conversion to a Spa setting
- Positioned between John Deere Rd & Avenue of the Cities along the 41<sup>st</sup> Street mixed use corridor of businesses and residential rooftops. It is close to Genesis Hospital, Moline High School, Moline Public Library, Walgreens, CVS, and Whitey's Ice Cream

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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 10/24/2019

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