

FOR SALE

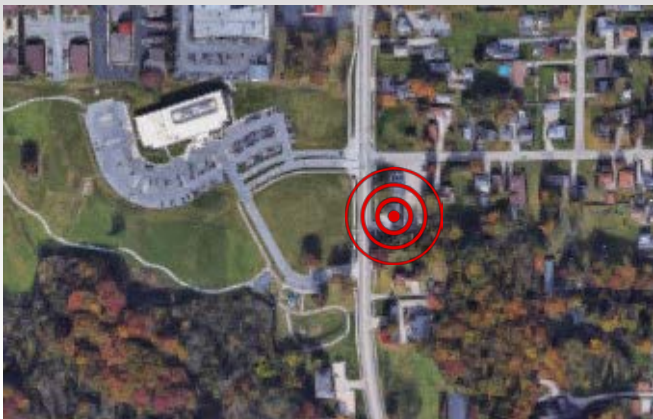


Salon Business for Sale

2810 41st Street, Moline, IL 61265

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 41st 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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