

FOR SALE

BUSINESS OPPORTUNITIES



Shawn Stuenkel | 309.368.3419
[sstuenkel@TheHawkeyeGroup.com](mailto:ssstuenkel@TheHawkeyeGroup.com)

1708 SE 3rd Street, Aledo, IL

- **Sale Price: \$280,000.00**
- 15,997 SF Bowling Alley, Bar, & Restaurant
- Ten lane bowling alley with FF&E, 15 stool bar with multiple tables, additional bar FF&E, and 125 seat restaurant with most FF&E and option to lease additional kitchen equipment
- Zoned: B-2



David Sountris | 309.236.2171
dsountris@TheHawkeyeGroup.com

1525 S Concord Street, Davenport, IA

- **Sale Price: \$84,900**
- 2,882 SF Turnkey Restaurant
- Well maintained facility in long term location currently operating as 'Dominga's Authentic Mexican Food'
- Sale includes FF&E
- Zoned: C-1



David Sountris | 309.236.2171
dsountris@TheHawkeyeGroup.com

321 State Avenue, Hampton, IL

- **Sale Price: \$198,000.00**
- 3,659 SF Well Established 'Quinn Hardware'
- 25+ Year Established Business
- Sale includes: Land, building, inventory, license/permits, FF&E, and other income streams including U-Haul Rentals & American Steel Carport Sales
- Zoned: C



HAWKEYE
 COMMERCIAL REAL ESTATE

1850 E. 53rd Street, Suite #1 • Davenport, Iowa 52807 • Office: 563.344.4295 • www.TheHawkeyeGroup.com

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Revised 4/21/2020

FOR SALE

BUSINESS OPPORTUNITIES



Co-brokered with  **SUNBELT**

James Tansey, CCIM | 563.349.3030

jtansey@TheHawkeyeGroup.com

David Gellerman | 563.505.6254

dgellerman@TheHawkeyeGroup.com



2810 41st Street, Moline, IL

• **Sale Price: \$125,000.00**

- 1,987 SF Turnkey opportunity includes former 'The Hairdressers' building, trade fixtures, and many furnishings of long-time salon
- Ideal for continued salon services or conversion to a Spa setting
- Zoned: O-1



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dsountris@TheHawkeyeGroup.com

1709 E 3rd Street, Sterling, IL

• **Sale Price: \$250,000.00**

- 3,318 SF Lundstrom Florist & Greenhouse business and property established in 1904
- Sale includes: 2,478 SF building includes 1,100 SF retail storefront, 840 SF Greenhouse, Inventory, FF&E, trained staff willing to stay, and room to expand
- Zoned: Commercial

101 Front Street, McGregor, IA

• **Sale Price: \$1,400,000**

- Sale includes: 4 acres with 2,400 SF Restaurant building, 6,000 SF IR Boatel Building, 60,000 SF houseboat storage lot, 10,000 SF Boat Barn - leased, 6,400 SF Outbuilding - leased, 500 feet of riverfront leased to City of McGregor out of +/- 1,100 feet of Mississippi Riverfront land, boat fuel station, seasonal slips, and boat rentals
- Zoned: W-1



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dsountris@TheHawkeyeGroup.com

135-136 Hero Street, Silvis, IL

• **Sale Price: \$245,000.00**

- 3,925 SF Grocery Business specializing in retail, wholesale & regional distribution of corn-based taco shells, tostadas, and tortilla chips
- Sale includes: rights & title to original recipes, all production equipment, short term training, retail store front, production area, residential component, & adjacent lot
- Zoned: C-2



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jtansey@TheHawkeyeGroup.com
David Gellerman | 563.505.6254
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FOR SALE



Multi-Functional Business Opportunity

1708 SE 3rd Street, Aledo, IL 61231

TheHawkeyeGroup.com

Property Features

- **Sale Price: \$280,000**
- Total Building SF: 15,997 SF
- Lot Size: 99,317 SF (2.28 acres)
- Located directly on Route 17, the main street through town, almost at the corner of Route 94
- Zoned: B-2 (Business District)
- Business & Building include:
 - 10 lane bowling alley with new carpet, updated scoring, all shoes, balls, & equipment
 - Separate 15 stool bar room with multiple tables - New owner will need new liquor license
 - Additional Bar FF&E: pool table, dart board, and video games that are owned by the video servicing company but would split profits 50/50 if buyer continues service
 - Restaurant space seats 125 with tables, chairs, settings included. Only attached equipment will stay with the restaurant with option to lease additional equipment on site



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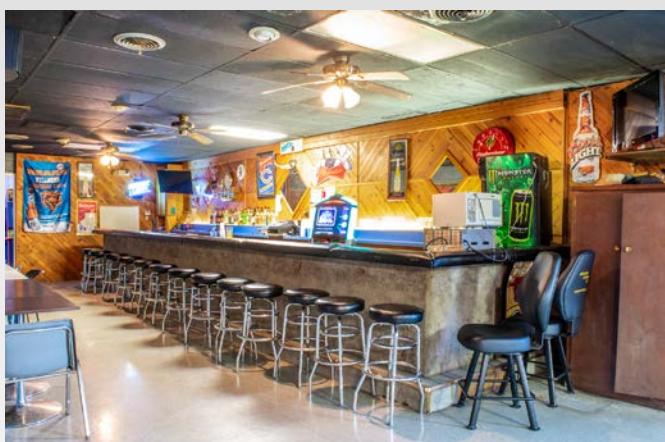
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Revised 2/19/2020

Multi-Functional Business Opportunity

1708 SE 3rd Street, Aledo, IL 61231

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David Gellerman | 563.505.6254
dgellerman@TheHawkeyeGroup.com

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FOR SALE
PRICE REDUCED



Turn-Key Restaurant Opportunity

1525 S Concord Street, Davenport, IA 52802

TheHawkeyeGroup.com



Property Features

- 2,882 SF Turn-key Restaurant
- Sale Price: ~~\$92,500~~ Reduced: **\$84,900**
- Zoned: C-1
- Well maintained facility in long term location currently operating as "Dominga's Authentic Mexican Food"
- Sale includes FF&E
- Great location in West Davenport with quick access to Hwy 61, Route 22, and I-280

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dsountris@TheHawkeyeGroup.com



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Revised 8/30/2019

Turn-Key Restaurant Opportunity

1525 S Concord Street, Davenport, IA 52802

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dsountris@TheHawkeyeGroup.com



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FOR SALE



Business Opportunity

321 State Avenue, Hampton, IL 61256

TheHawkeyeGroup.com



Property Features

- **Sale Price: \$198,000**
- 25+ Year Established Quinn Hardware Sale to include:
 - Land: 7,405 SF
 - Building: 3,659 SF
 - Inventory
 - License/Permits
 - Equipment & Trade Fixtures
 - Other income streams include U-Haul Rentals & American Steel Carport Sales
- Quick access to IL Rt 84 & I-74

David Sountris | 309.236.2171
dsountris@TheHawkeyeGroup.com

Jim Weir | 309.236.7399
jweir@TheHawkeyeGroup.com



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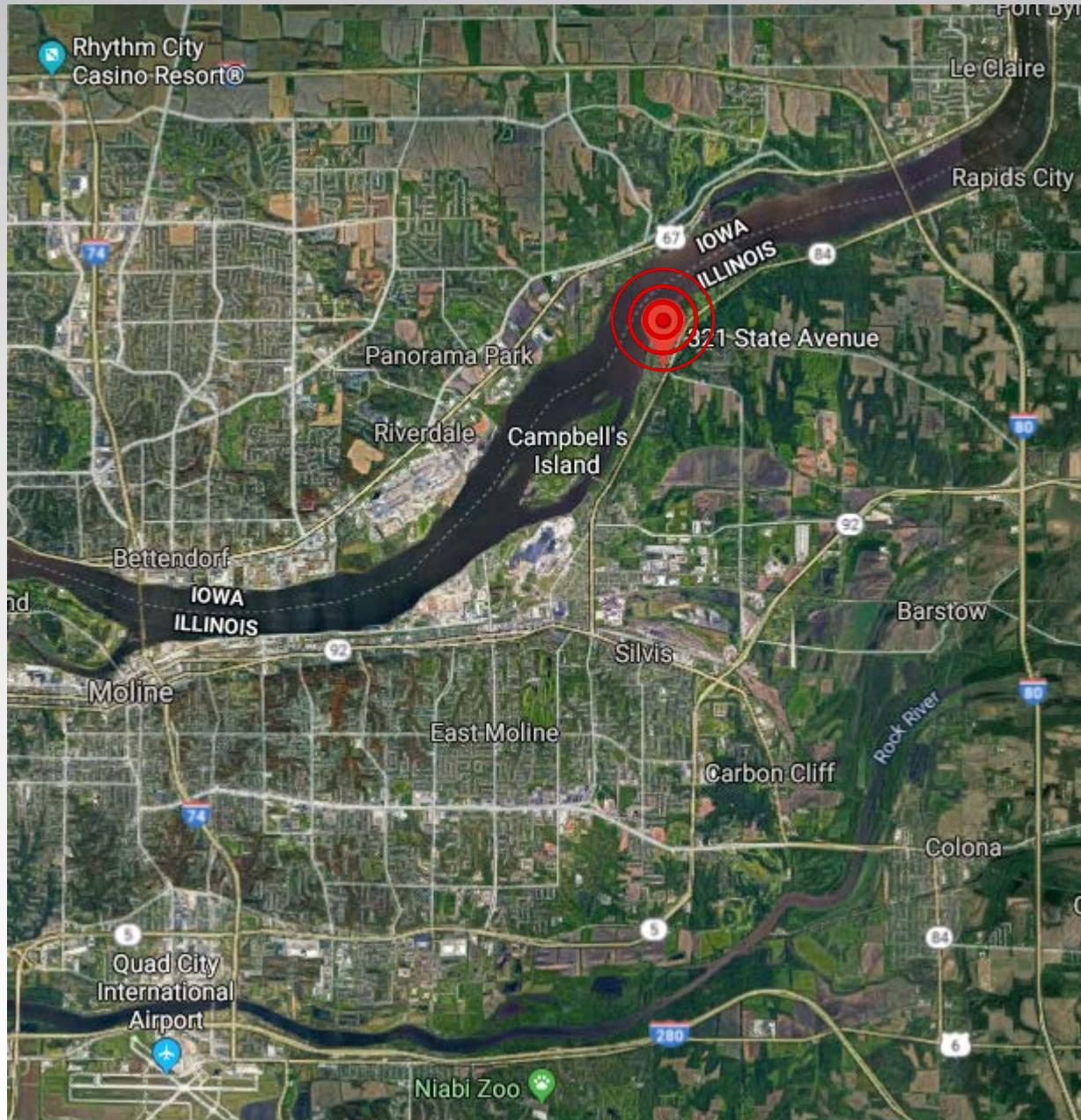
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Revised 10/2019

Business Opportunity

321 State Avenue, Hampton, IL 61256

TheHawkeyeGroup.com



David Sountris | 309.236.2171
dsountris@TheHawkeyeGroup.com

Jim Weir | 309.236.7399
jweir@TheHawkeyeGroup.com



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FOR SALE
PRICE REDUCED



McGregor Marina, Boatel, & Restaurant

101 Front Street, McGregor, IA 52157

TheHawkeyeGroup.com



Property Features

- ~~Sale Price: \$1,900,000~~
• **Reduced Price: \$1,400,000**
- Lot Size: 174,240, 4.0 Acres
- Zoned: W1- Waterfront Commercial/Recreation
- Sale package includes marina, boatel, and restaurant on +/- 1,100 feet of Mississippi Riverfront land
- One of a kind opportunity
- Close to other tourist destinations including Pikes Peak State Park, The Casino Queen Marquette Riverboat, Prairie Du Chien, Effigy Mound National Monument, Yellow River State Forest, & Spook Cave

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dgellerman@TheHawkeyeGroup.com

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jtansey@TheHawkeyeGroup.com

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Revised 6/14/2019

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McGregor Marina, Boatel, & Restaurant

101 Front Street, McGregor, IA 52157

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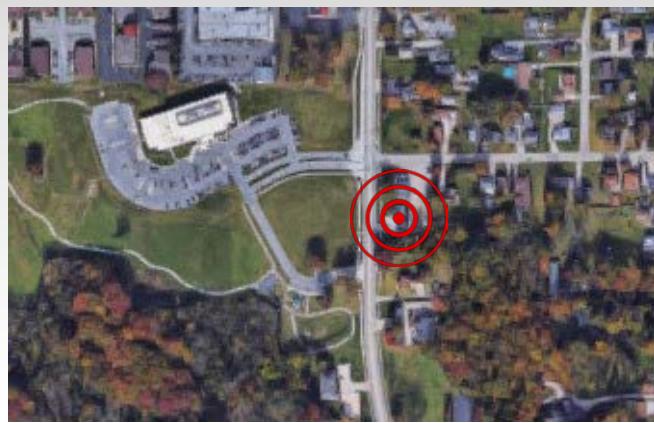


Turn-Key Opportunity for Sale

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~~ **Price Reduced: \$125,000**
- 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 of long-time salon
- 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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dsountris@TheHawkeyeGroup.com

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jweir@TheHawkeyeGroup.com



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Revised 4/9/2020

Turn-Key Opportunity for Sale

2810 41st Street, Moline, IL 61265

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FOR SALE



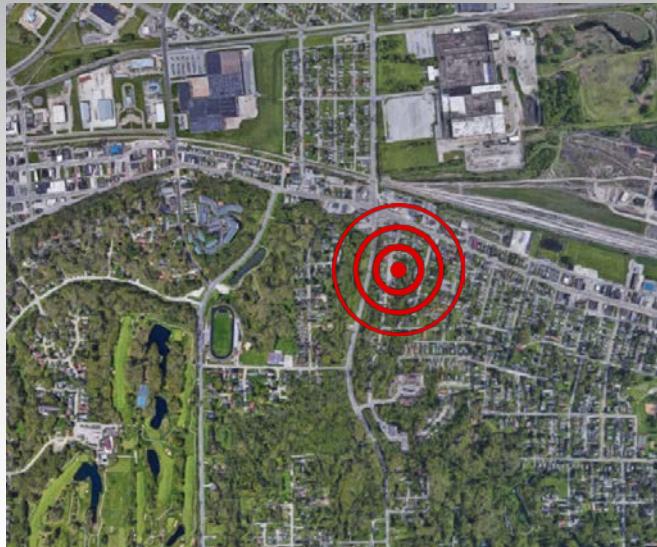
Grocery Business for Sale

135-136 Hero Street, Silvis, IL 61282

TheHawkeyeGroup.com

Property Features

- **Sale Price: \$245,000**
- Total Interior SF: 3,925 SF
- Lot Size: .15 Acres
- Zoned: C-2
- Turn-key retail opportunity specializing in Retail, Wholesale & Regional Distribution of Corn based Taco Shells, Tostadas, and Tortilla Chips
- Sale Includes:
 - Rights & Title to Original Recipes
 - All equipment used in production of Taco Shells, Tostadas, and Tortilla Chips
 - Short term training and consulting from Seller
 - Retail store front, production area, residential component, and adjacent lot
- Facility Tour by Appointment Only



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Grocery Business for Sale

135-136 Hero Street, Silvis, IL 61282

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FOR SALE
PRICE REDUCED



Lundstrom Florist & Greenhouse Business & Property

1709 E 3rd Street, Sterling, IL 61081

TheHawkeyeGroup.com



Property Features

- ~~Sale Price: \$365,000~~
• **Price Reduced: \$250,000**
- Lot Size: 42,300 SF - .97 acres
- Total Building SF:
 - 2,478 SF includes Retail Storefront of 1,100 SF
 - 840 SF Greenhouse
- Sale package includes business and property
 - Inventory: \$95,428
 - FF&E: \$118,000
 - Business Price: \$100,000
 - Fair Market Property Value: \$150,000
- Lundstrom's has been in the same location in Sterling, IL since 1904
- Its location is well-known and on a very busy, high traffic street and covers half a city block
- Stable history of profitability with trained staff willing to stay and room to expand

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