

4100 12TH AVE.

4100 12TH AVE., MOLINE, IL 61265

PROPERTY SUMMARY



LOCATION DESCRIPTION

Check out this exciting leasing opportunity at 4100 12th Ave., located in the heart of Moline, IL. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within Moline. Reach out to our team for further information and arrange a showing.

SPACES	LEASE RATE	SPACE SIZE
4100 12th Ave	Contact Broker for Pricing	5,407 SF

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	5,407 SF
Building Size:	6,874 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,802	30,317	65,161
Total Population	9,914	65,180	141,111
Average HH Income	\$63,033	\$65,279	\$68,880

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,407 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
4100 12th Ave	Available	5,407 SF	NNN	Contact Broker for Pricing	-
4100 12th Ave	Little Caesar's	1,467 SF	NNN	-	-

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RETAILER MAP



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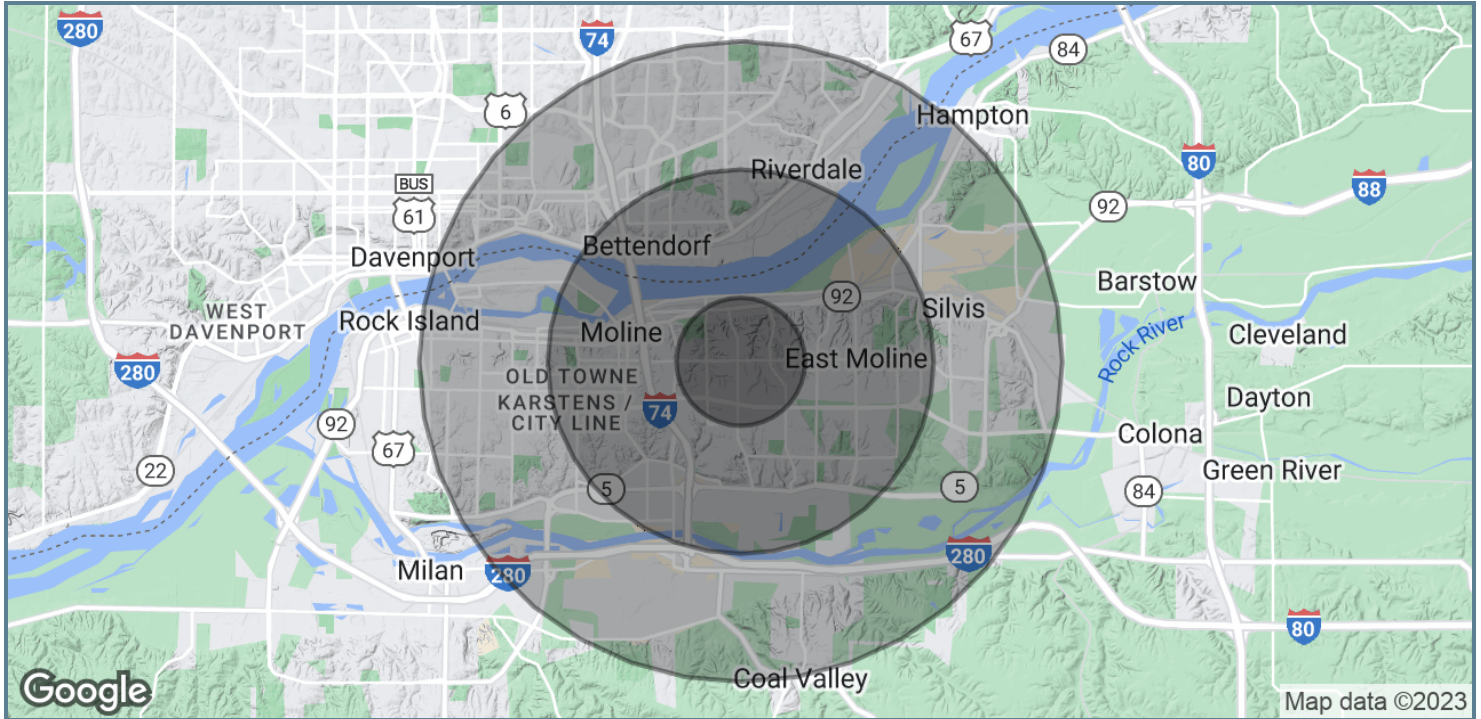
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,914	65,180	141,111
Average Age	39.8	40.5	40.3
Average Age (Male)	41.6	39.3	39.1
Average Age (Female)	38.9	41.2	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,802	30,317	65,161
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$63,033	\$65,279	\$68,880
Average House Value	\$120,582	\$136,117	\$144,032

* Demographic data derived from 2020 ACS - US Census

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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

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