



1810 5th Avenue

Moline, Illinois 61265

Lease Rate: N/A

Property Features

- Newly vacated property that works very well for restaurant, coffee shop or retail
- All glass fronting 5th Avenue
- Has over 30 parking spaces
- Landlord will provide TI's over Vanilla Shell depending on lease term
- Good condition
- Heavy Electrical
- Former Goodyear Tire Center and Dispatch QC Online Center



AVAILABLE SF:	Fully Leased
LOT SIZE:	0.56 Acres
YEAR BUILT:	1970
ZONING:	B-2
PARCEL ID:	08-8264
MLS ID:	7035591

For more information:

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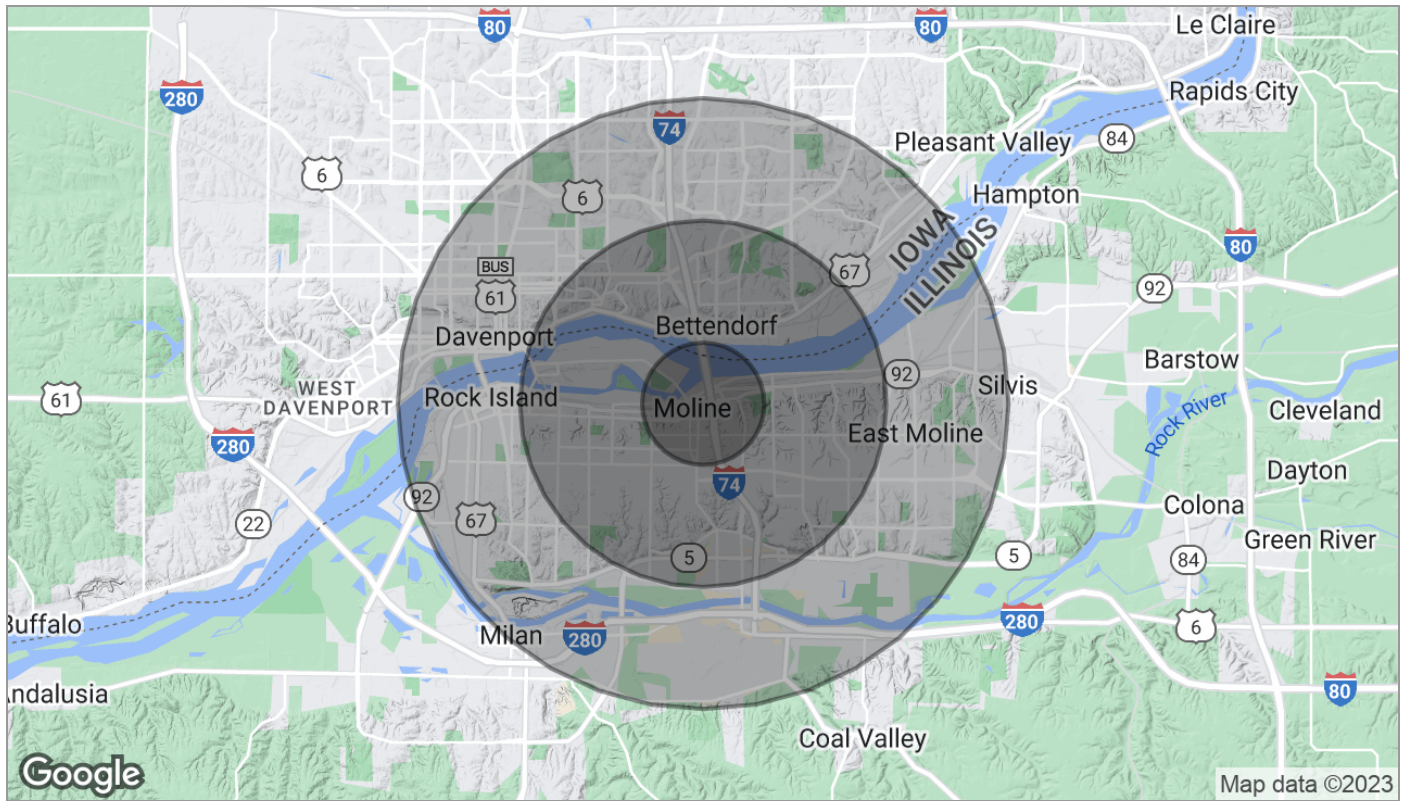
For Lease
Retail Suite

0.56 Acres



For Lease Retail Suite

0.56 Acres



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,457	77,759	183,017
MEDIAN AGE	31.6	37.9	38.3
MEDIAN AGE (MALE)	31.7	36.2	36.7
MEDIAN AGE (FEMALE)	32.1	39.1	39.6
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,032	32,088	77,255
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$47,102	\$62,292	\$62,495
AVERAGE HOUSE VALUE	\$113,977	\$164,930	\$174,600

* Demographic data derived from 2020 ACS - US Census

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