

For Sale Prime Location Retail Space

6,924 SF

PRICE REDUCED FROM \$485,000 to \$375,000!! OWNER WANTS ACTION!!

1407 30th Street

Rock Island, Illinois 61201

Sale Price: \$375,000

Property Features

6,924 SF former restaurant with lots of kitchen and dining equipment included

Gendler's

- Prime location at SEC of 30th Street and 14th Avenue Rock
 Island Illinois
- Site is major retail traffic intersection influenced by adjacent retail, homes, strong retail businesses and Augustana College
- Just South of the Augustana Campus in walking distance of student housing
- Priced to sell at \$485,000 with immediate occupancy at closing
- Traffic count 6,950 VPD (Vehicles Per Day)



BUILDING SIZE:	6,924 SF
YEAR BUILT:	1940
ANNUAL TAXES:	\$11,805.92 (2015)
ZONING:	Commercial
PARCEL ID:	09-6233,6236,6234 & 6239
MLS ID:	7035716

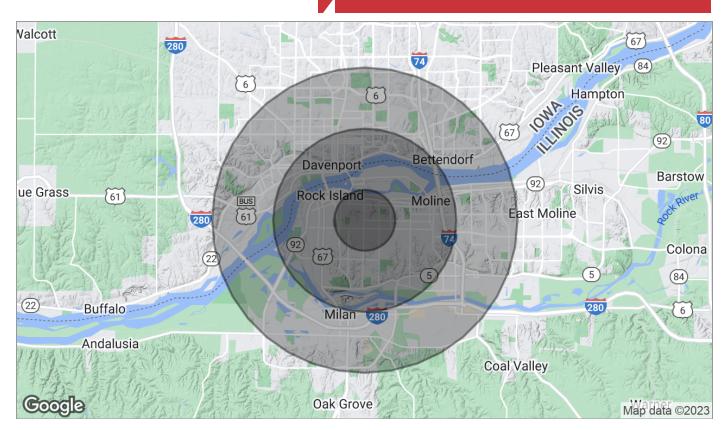
For more information: John Corelis

309.721.1064 • jcorelis@ruhlcommercial.com

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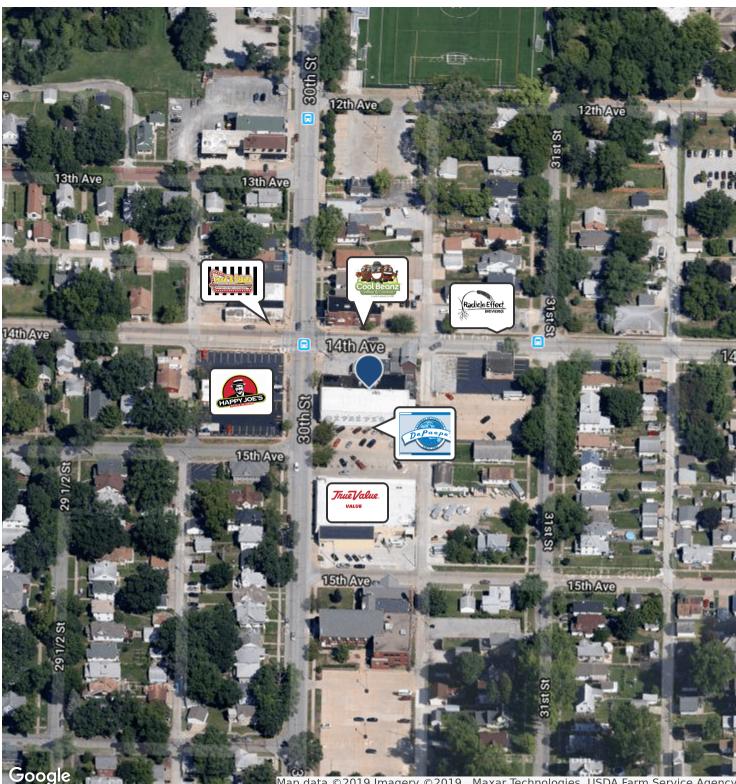
Population	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	14,418	79,967	179,757	
MEDIAN AGE	35.4	36.3	36.5	
MEDIAN AGE (MALE)	35.0	35.0	35.2	
MEDIAN AGE (FEMALE)	34.8	37.0	37.5	
	4 3 61	0.1421	T Miles	
Households & Income	1 Mile	3 Miles	5 Miles	
TOTAL HOUSEHOLDS	5,671	3 Miles 32,597	74,225	
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* Demographic data derived from 2020 ACS - US Census

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