



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
- 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:

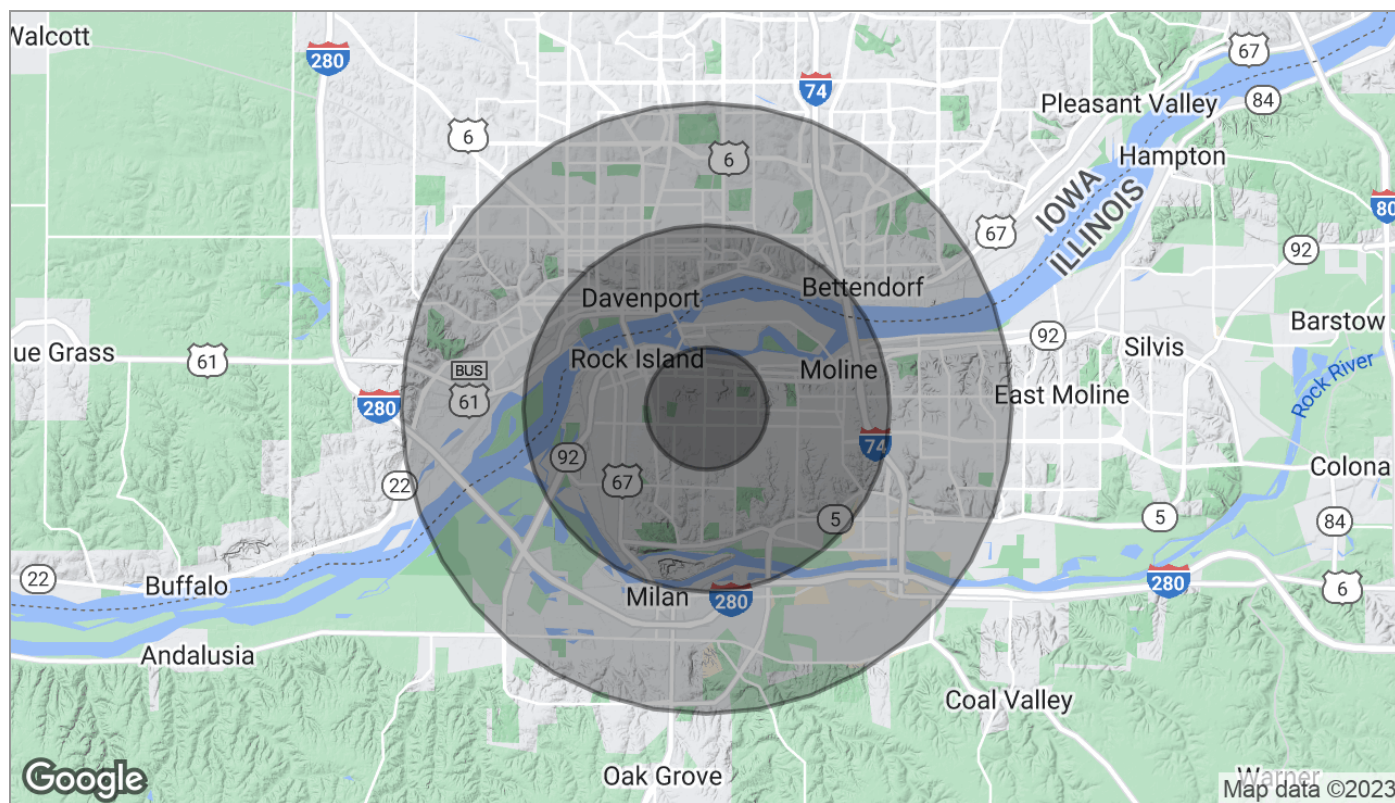
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For Sale

# Prime Location Retail Space

6,924 SF



## 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

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	5,671	32,597	74,225
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$50,657	\$52,533	\$54,160
AVERAGE HOUSE VALUE	\$120,330	\$135,157	\$145,106



\* Demographic data derived from 2020 ACS - US Census

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