

For Sale Highly Visible Land

1.75 Acres & 1.16 Acres



3302 38th Avenue 3712 & 3714 33rd Street

Moline, Illinois 61265

Property Features

- · John Deere Road development property
- Visible to John Deere Road & I-74
- 1.75 acres can be assembled for 2.9 acres +
- Office or retail potential
- Easy safe access to and from John Deere Road & I-74
- Included residence with 300' frontage and access onto Coal Town Road (38th) Moline
- Assembly includes 3302 38th Avenue and 3712 & 3714 33rd Street

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-------------|-------------|-------------|
| Total Population: | 5,244 | 56,336 | 127,437 |
| Total Households: | 2,174 | 23,950 | 53,497 |
| Average HH Income: | \$76,754.00 | \$63,659.00 | \$62,450.00 |

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Sale Price: \$395,000 Sale Price: \$264,590



For more information: John Corelis

309.721.1064 • jcorelis@ruhlcommercial.com

NAI Ruhl Commercial Company 5111 Utica Ridge Rd, Davenport, IA 52807 563 355 4000

ruhlcommercial.com