

For Sale

Investment Property

17,376 SF



1610 2nd Avenue

Rock Island, Illinois 61201

Sale Price: \$429,900

Property Features

- Great downtown location with three multi-use store fronts
- Total space at 17,376 SF
- Property located one block from The District of Rock Island
- · Residential apartments on second floor of building
- Local retailers include: Holiday Inn, Bennigan's, Theo's Java Club, The Shoppes on 2nd and many more
- Easy access to US-67
- Annual taxes \$10,815.00 (2015)



LOT SIZE:	0.55 Acres
YEAR BUILT:	1920
ANNUAL TAXES:	\$10,815.00 (2015)
ZONING:	Commercial
MLS ID #	7036278, 7036279, 7036287

For more information:

Shawn Langan

563.343.6597 • slangan@ruhlcommercial.com

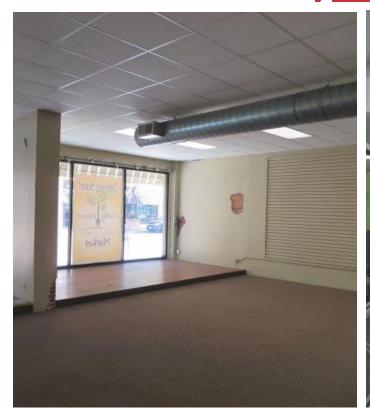
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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

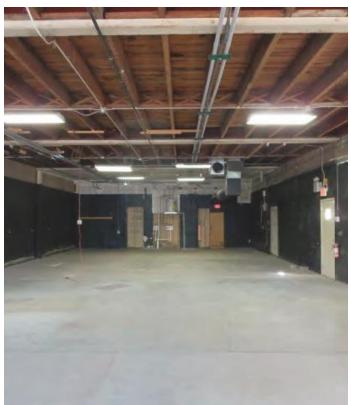
For Sale

Investment Property

17,376 SF



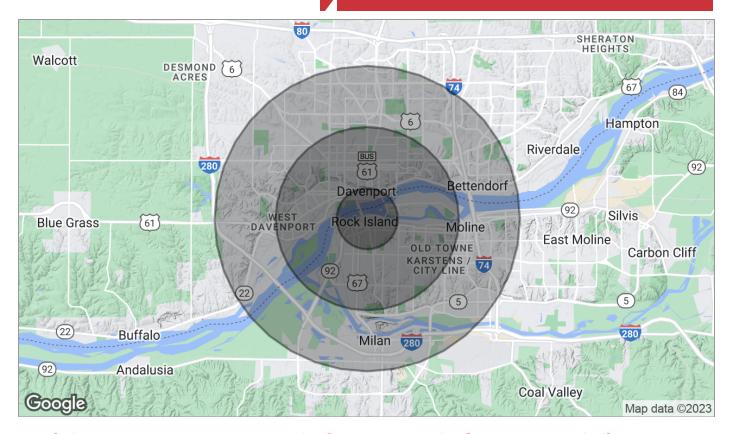






For Sale Investment Property

17,376 SF



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,142	88,924	180,042
MEDIAN AGE	32.0	34.5	36.5
MEDIAN AGE (MALE)	33.0	33.3	35.1
MEDIAN AGE (FEMALE)	30.4	35.1	37.5
Households & Income	1 Mile	3 Miles	5 Miles
Households & Income TOTAL HOUSEHOLDS	1 Mile 3,118	3 Miles 35,745	5 Miles 74,529
TOTAL HOUSEHOLDS	3,118	35,745	74,529

^{*} Demographic data derived from 2020 ACS - US Census

For Sale

Investment Property

17,376 SF

