



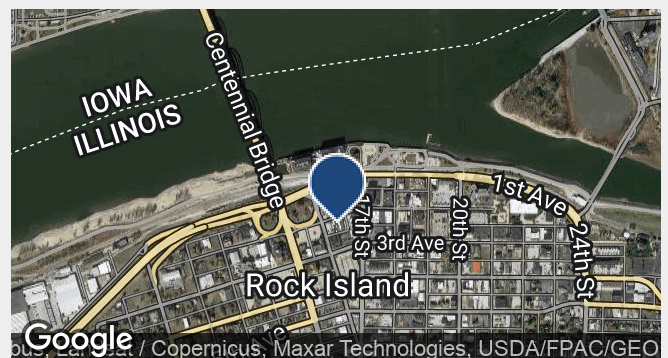
1610 2nd Avenue

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:

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For Sale

Investment Property

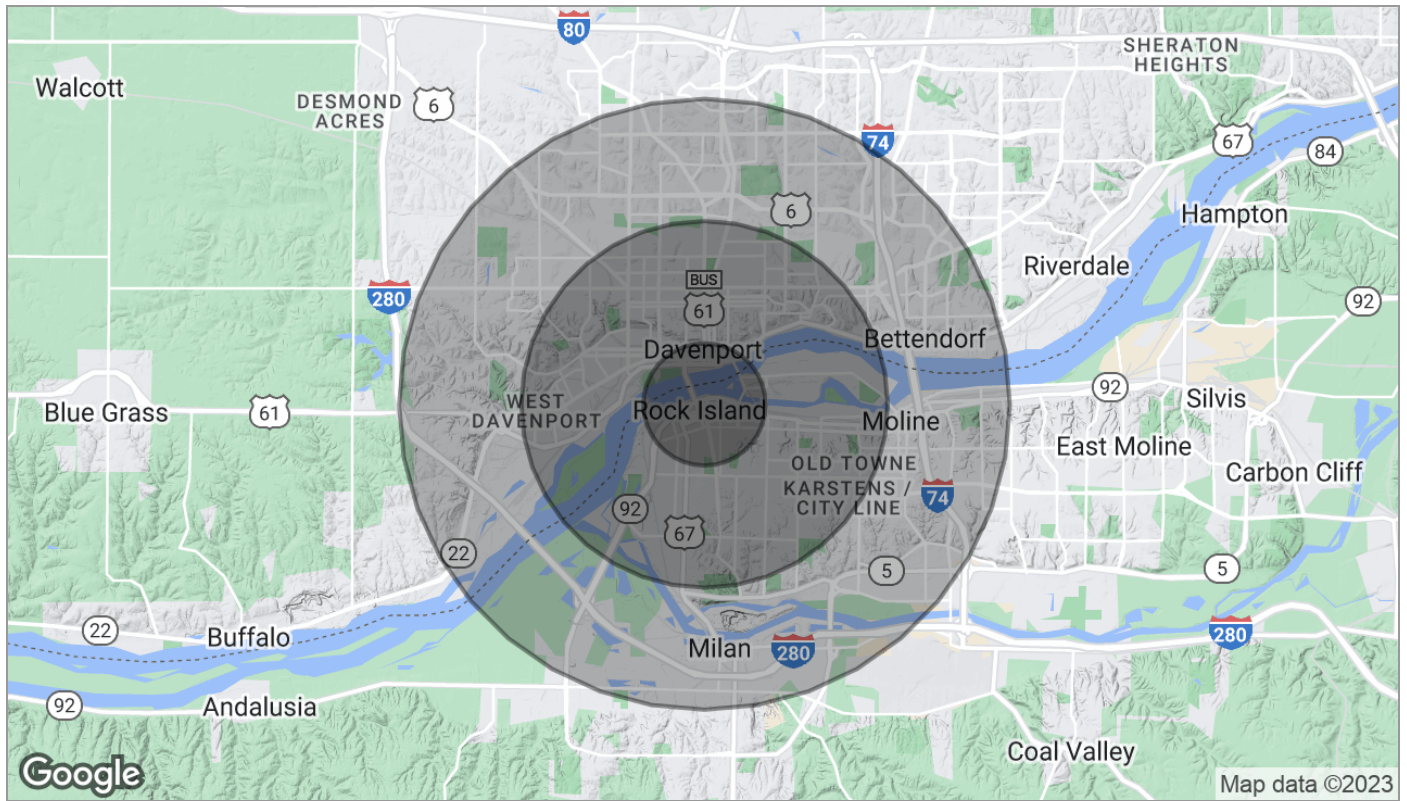
17,376 SF



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
TOTAL HOUSEHOLDS	3,118	35,745	74,529
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$32,978	\$45,533	\$53,739
AVERAGE HOUSE VALUE	\$102,798	\$113,850	\$141,360

* Demographic data derived from 2020 ACS - US Census

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Investment Property

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