



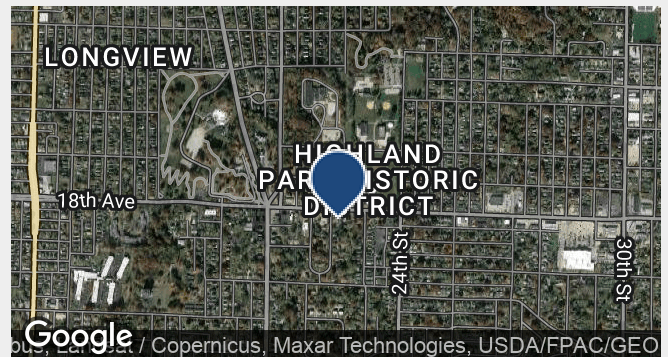
## 2202 18th Avenue

2202 18th Avenue, Rock Island, Illinois 61201

Lease Rate: N/A

### Property Features

- Freestanding medical professional building
- Remodeled in 2007
- All ADA compliant
- Immediate occupancy
- 25 car parking on-site
- Includes basement for storage of records
- Previously used as medical office space
- Located in busy retail office corridor
- Class B building



ZONING:	O-1
PARCEL ID:	10-67
MLS ID:	7036260

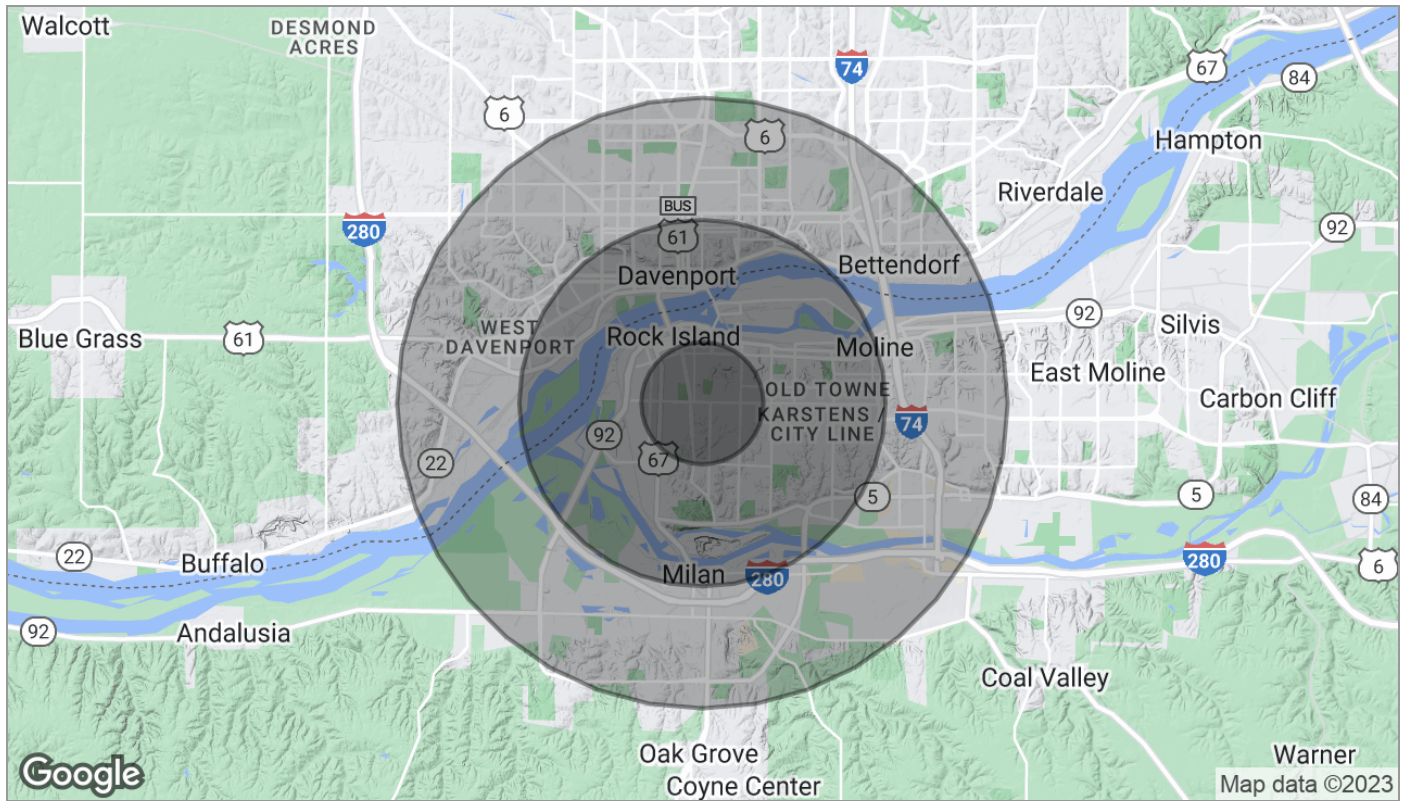
For more information:

**David A. Levin**

563.823.5145 • dlevin@ruhlcommercial.com

# For Lease Office Space

3,759 SF



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	14,210	71,791	168,947
MEDIAN AGE	39.2	36.2	36.4
MEDIAN AGE (MALE)	38.1	35.0	35.1
MEDIAN AGE (FEMALE)	40.2	36.7	37.2
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	5,922	29,158	69,649
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$53,687	\$49,066	\$52,464
AVERAGE HOUSE VALUE	\$116,301	\$124,525	\$138,333



\* Demographic data derived from 2020 ACS - US Census