

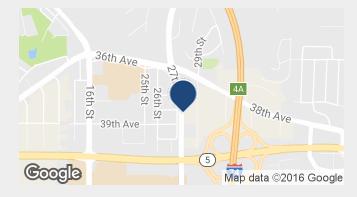
# 4102 27th Street

Moline, Illinois 61265

Lease Rate: \$11.00 SF/yr (NNN)

### **Property Features**

- New owners transformed building into a 2 tenant building, perfect for restaurant or office user
- Located just north of SouthPark Mall
- Landlord will negotiate for Tenant Improvements over vanilla shell
- Available 3.130 SF
- Total Building 5,222 SF
- Zoned B-4
- Taxes \$1,788.40(2016)



| LOT SIZE:   | 3,130 SF         |  |
|-------------|------------------|--|
| YEAR BUILT: | 1939             |  |
| MLS ID #    | 7036074, 7036075 |  |

#### For more information:

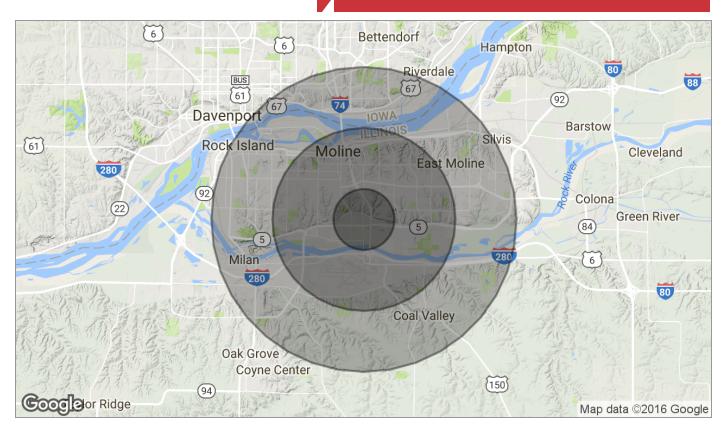
#### David A. Levin

563.823.5145 • dlevin@ruhlcommercial.com

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

## For Lease Freestanding Office / Retail Building 3,130 SF



| Population          | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 5,039     | 56,962    | 131,828   |
| MEDIAN AGE          | 44.6      | 40.4      | 39.6      |
| MEDIAN AGE (MALE)   | 44.8      | 38.8      | 37.9      |
| MEDIAN AGE (FEMALE) | 42.3      | 41.2      | 40.9      |
|                     |           |           |           |
| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
| TOTAL HOUSEHOLDS    | 2,118     | 24,022    | 55,370    |
| # OF PERSONS PER HH | 2.4       | 2.4       | 2.4       |
| AVERAGE HH INCOME   | \$72,493  | \$63,673  | \$62,510  |
| AVERAGE HOUSE VALUE | \$200,630 | \$158,917 | \$162,622 |





<sup>\*</sup> Demographic data derived from 2010 US Census