![NAI Ruhl Commercial Company logo]

220 W. 23rd Avenue

Coal Valley, Illinois 61240

Sale Price: $425,000

Property Features

- Campus-like setting on 3.72 acres located off of Highway 150

- Located one mile from I-74/I-280 and 2 miles from Quad City International Airport

- Updates include: new asphalt lot in 2006 and new roof/gutters in 2007

- Property highlights include: 700 SF drive-in garage, 400 amp 240 volt electric and 1.5 mbps ICN technology system

- Utilities: $7,500 per year

LOT SIZE:	3.72 Acres
BUILDING SIZE:	9, 252 SF
YEAR BUILT:	1962
ZONING:	R-1
PARCEL ID:	12-1203, 12-178-2
MLS ID:	7036718

For more information:

David A. Levin

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NAI Ruhl Commercial Company
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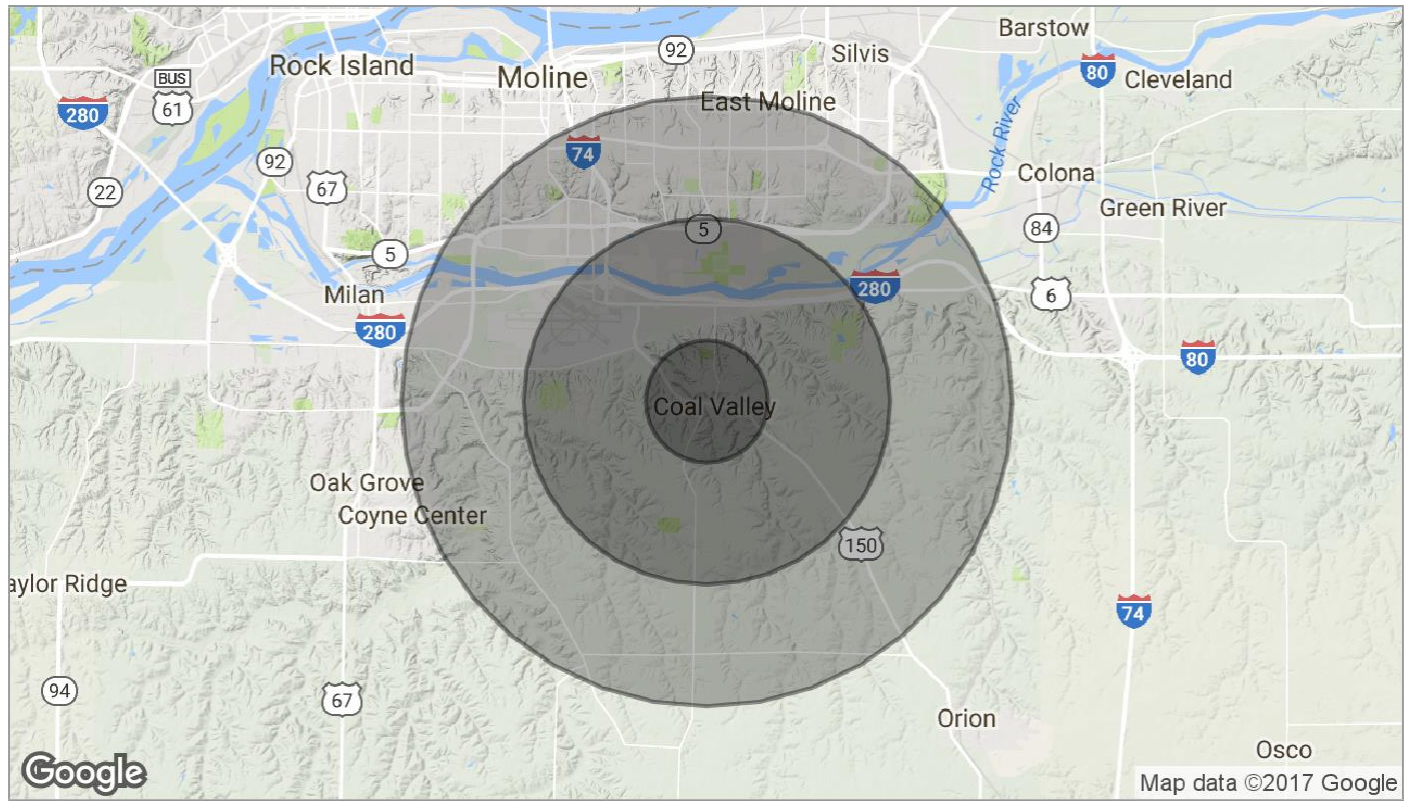563 355 4000
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	1,395	9,963	45,862
MEDIAN AGE	42.2	43.7	42.4
MEDIAN AGE (MALE)	41.5	42.9	41.0
MEDIAN AGE (FEMALE)	44.0	44.7	43.7

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	560	4,095	19,890
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	$78,661	$75,952	$67,850
AVERAGE HOUSE VALUE	$153,226	$160,180	$178,768

Demographic data derived from 2010 US Census

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