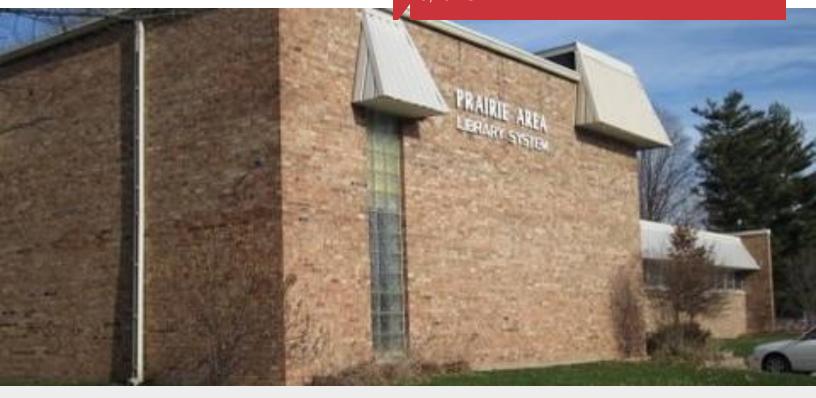


For Sale
Office Building

9,252 SF



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 |
| PARCELID: | 12-1203, 12-178-2 |
| MLS ID: | 7036718 |
| | |

For more information:

David A. Levin

563.823.5145 • dlevin@ruhlcommercial.com

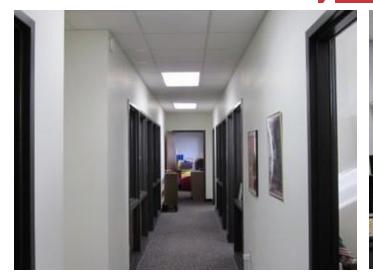
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NAI Ruhl Commercial Company 5111 Utica Ridge Rd, Davenport, IA 52807 563 355 4000

For Sale

Office Building

9,252 SF







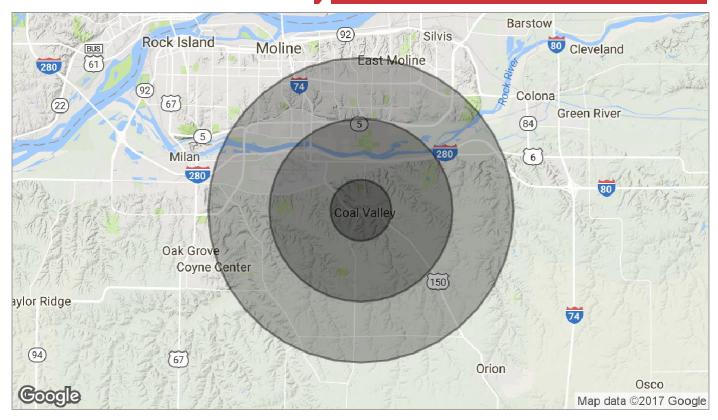






For Sale Office Building

9,252 SF



| 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 |
| Households & Income TOTAL HOUSEHOLDS | 1 Mile 560 | 3 Miles 4,095 | 5 Miles 19,890 |
| | | | |
| TOTALHOUSEHOLDS | 560 | 4,095 | 19,890 |

^{*} Demographic data derived from 2010 US Census