

For Lease

2,864 SF – 12,400 SF

Retail / Office Space



NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Valley Centre

SEC John Deere Road at 41st St.
Moline, Illinois 61265



** One of the designs considered*

Property Features

- 34,400 SF, centrally located Illinois Quad City mixed-use center
- Excellent location off I-74 on John Deere Road at 41st in Moline, Illinois
- Adjacent to 550,000 SF Wal-Mart Super Center - Lowe's anchored shopping center
- Center renovation planned
- Reconfigured 41st street intersection greatly improved traffic facilitating near ingress and egress to Walmart
- Up to 10 foot ceilings
- Existing parking for 220 + cars
- Spaces could be suitable for retail office, call center or restaurant

UNIT

SIZE

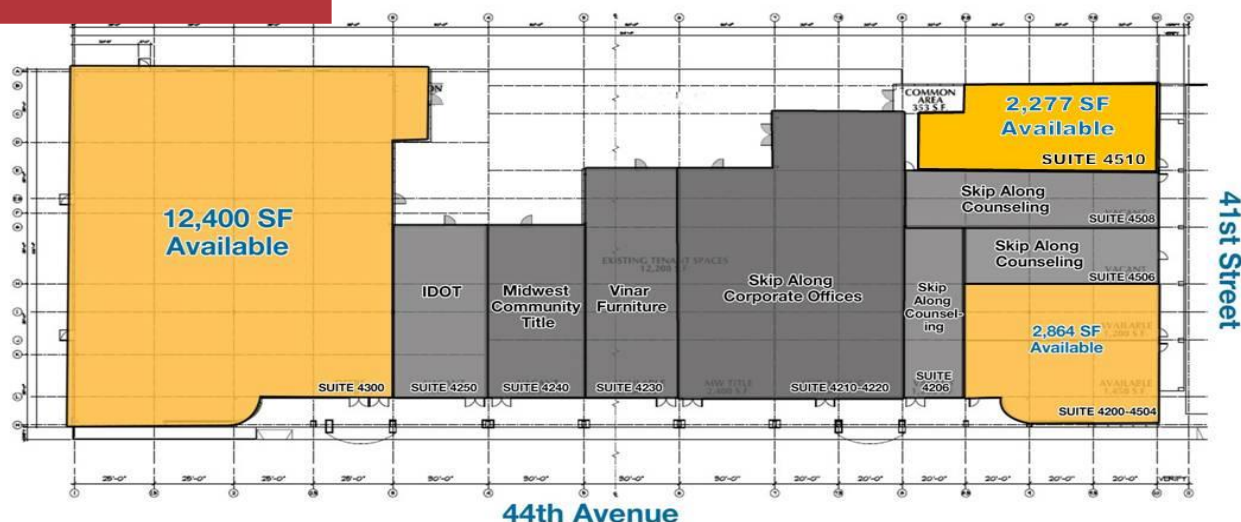
4200 44 th Ave	2,864 SF
4300 44 th Ave	12,400 SF
4510 41 st Street	2,277 SF

For more information:

John G. Ruhl, President
jruhl@ruhlcommercial.com

John J. Corelis, Senior VP
jcorelis@ruhlcommercial.com

5111 Utica Ridge Road | Davenport, IA
563 355 4000 | ruhlcommercial.com



Faces West to Super Wal-Mart. Love's traffic.

Rental Quote – First Year

\$14.00 PSF net + \$3.38 PSF Building Expenses

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	6,154	49,687	108,624
Total Households	2,764	21,714	46,309
Median HH Income	\$53,720	\$50,723	\$47,387
Average HH Income	\$70,581	\$63,100	\$59,802

Area Tenants

- Blackhawk Bank
- Carpetland
- Weight Watchers
- Hungry Hobo
- McLaughlin Motors
- Check n' Go
- Many restaurants
- West Music
- Vinar Furniture
- QC Family Recreation Center
- Midwest Title
- Skip Along Daycare
- IDOT
- Cricket cell phone store

Quad Cities Region

- Largest 300-mile market west of Chicago; 37 million people are located within a 300-mile radius of the Quad Cities
- A laborshed of 530,000 people
- Total Quad Cities population is 425,509

Traffic Counts

Before Menards, Sam's, Honda & Hyundai

John Deere Road: Estimated at 60,000 to 65,000 VPD

41st Street: 7,900 VPD

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