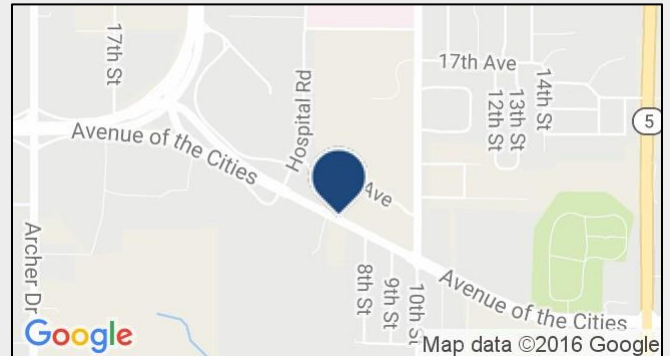




1211 Avenue Of The Cities | Silvis, IL 61282

Property Features

- Great retail or office space available September 2017 in high traffic area of Silvis, IL
- Plans include new modern day construction with an option of interior built-to-suit for tenant
- Located just 1/2 mile west of John Deere Road
- New housing development planned on the North side of the commercial sites
- Great for restaurants or retailers to provide convenience to these future home owners
- Low competitive lease of just \$15.00 PSF NNN
- Pass-thru costs of \$5.75 PSF
- Local retailers include: Barrel House, Jimmy John's, Dairy Queen, I.H. Mississippi Valley, and Doc's Inn



Lease Rate: \$15.00 SF/yr (NNN)

For more information:

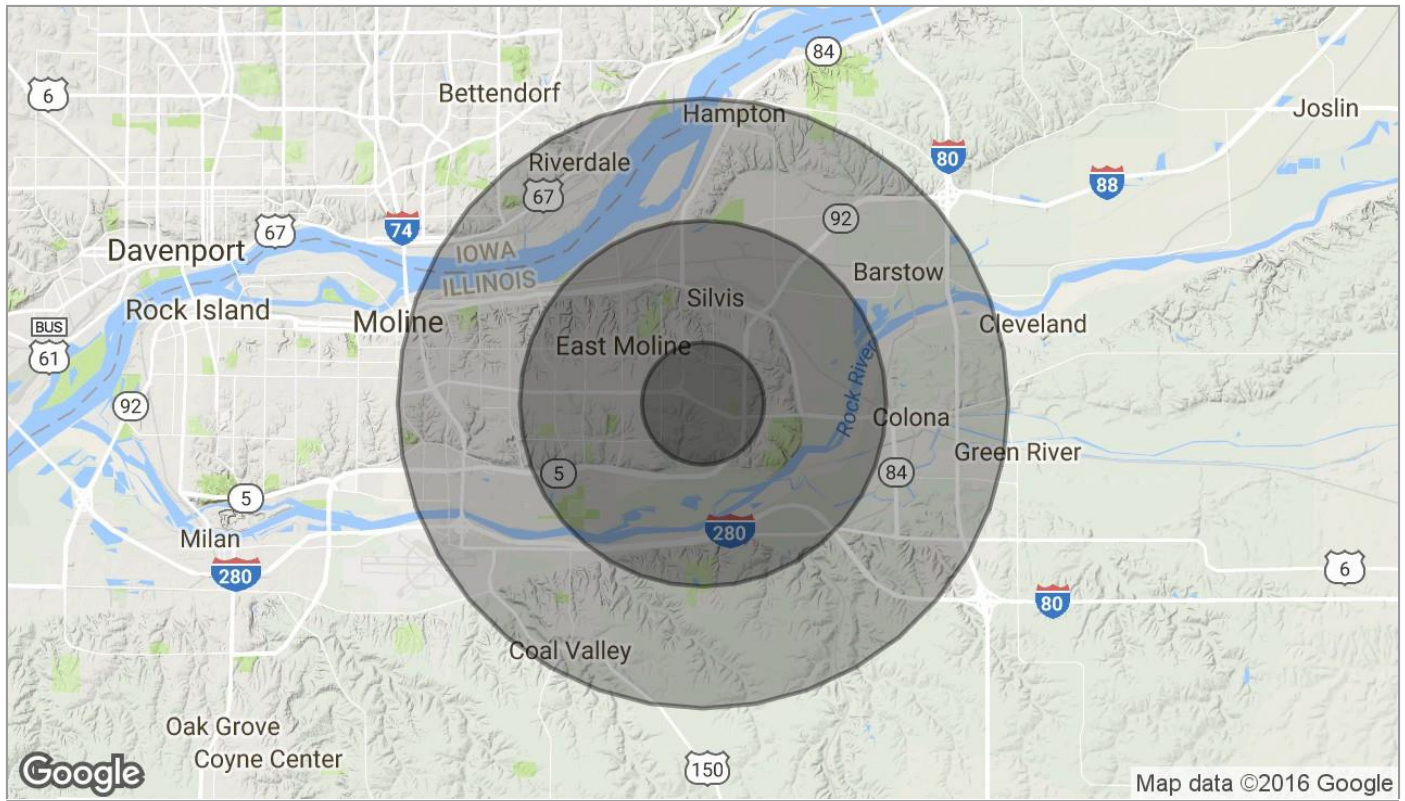
Shawn Langan

563.343.6597 • slangan@ruhlcommercial.com

For Lease

New Development

1,500 – 12,000 SF Available



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,414	37,535	76,937
MEDIAN AGE	42.1	40.4	40.8
MEDIAN AGE (MALE)	39.4	37.7	38.5
MEDIAN AGE (FEMALE)	44.5	42.5	42.6
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,987	16,218	32,708
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$49,524	\$54,562	\$60,746
AVERAGE HOUSE VALUE	\$120,588	\$139,067	\$157,769

* Demographic data derived from 2010 US Census

Shawn Langan

o 563 343 6597

c 563 355 4000

slangan@ruhlcommercial.com

NAI Ruhl Commercial Company

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