

For Sale

Mixed-Use Building

Freestanding | 2,005 SF



4100 22nd Avenue

Rock Island, Illinois 61201

Property Features

- Great 2,005 SF freestanding mixed-use building
- Commercial space on the main level with a two-bedroom apartment on the 2nd level (leased for \$600 per month)
- Flexible floor plan suitable for office/retail use
- Recent improvements include a new roof and renovated bathroom
- Located across from Denkmann Elementary School, several blocks from 38th Street with an average traffic count of 12,100 vehicles per day
- Area businesses include Jewel-Osco, Family Dollar, Triumph Community Bank, O'Reilly Auto Parts, Village Inn and Rafferty Funeral Home



Sale Price: \$100,000

| | |
|----------------|----------------------------------|
| SALE PRICE: | \$100,000 |
| LOT SIZE: | 0.12 Acres |
| BUILDING SIZE: | 2,005 SF |
| ANNUAL TAXES: | \$2,952.80 (2016) |
| MLS ID # | 7037278, 7037279, 7037280 |

For more information:

David Levin

309.781.9169

dlevin@ruhlcommercial.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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

ruhlcommercial.com

For Sale

Great Mixed-Use Building

5,261 SF



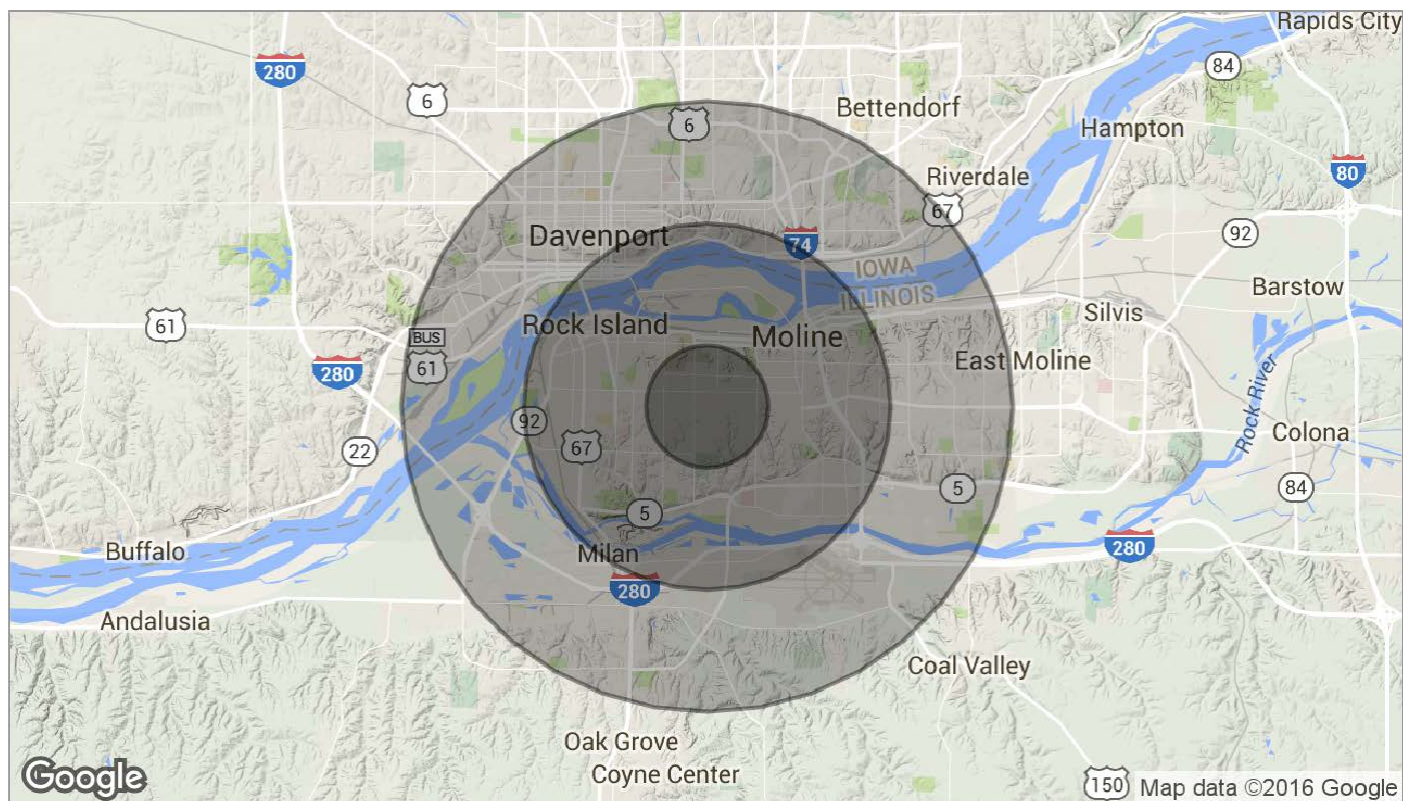
David Levin
o 563.823.5145
c 309.781.9169
dlevin@ruhlcommercial.com

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

For Sale

Great Mixed-Use Building

5,261 SF



Population

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 14,793 | 72,726 | 169,319 |
| MEDIAN AGE | 37.0 | 37.9 | 36.7 |
| MEDIAN AGE (MALE) | 35.0 | 36.6 | 35.4 |
| MEDIAN AGE (FEMALE) | 37.1 | 38.5 | 37.6 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 5,816 | 29,717 | 69,725 |
| # OF PERSONS PER HH | 2.5 | 2.4 | 2.4 |
| AVERAGE HH INCOME | \$58,678 | \$57,661 | \$55,442 |
| AVERAGE HOUSE VALUE | \$132,316 | \$143,309 | \$149,587 |



** Demographic data derived from 2010 US Census*

David Levin

o 563.823.5143

c 309.781.9169

dlevin@ruhlcommercial.com

NAI Ruhl Commercial Company

5111 Utica Ridge Rd

Davenport, IA 52807

563 355 4000

ruhlcommercial.com