



# Plaza on the Avenue

## 2701 Avenue of the Cities – Phase II

Moline, Illinois 61265

**Lease Rate: \$24.00 PSF**

### Property Features

- Exciting new mixed-use facility with only 4,000 SF of newly developed retail/office space available
- Located in one of the most highly trafficked areas in Moline off of Avenue of the Cities, across from BP gas station
- Easily accessible from Interstate 74
- Can accommodate 1,500 SF to 4,000 SF suites
- Adequate on-site parking
- Competitive lease rates with tenant build-out allowance available
- Possible uses include: restaurants, furniture and home furnishings; electronic and appliance stores; food and beverage stores; clothing, sporting goods and hobby stores, boutiques, general office use and more



AVAILABLE SF: 1,500 SF to 4,000 SF

YEAR BUILT: 2017

MLS ID: 7037381, 7037382,  
7037383, 7037384,  
7037385, 7037386

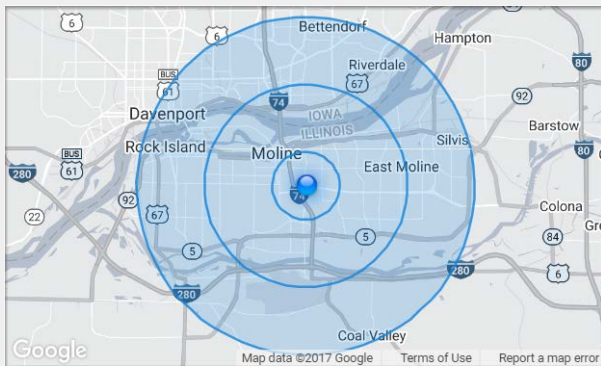


For more information:

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Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,887	29,627	66,429
Total Population	12,427	70,116	156,766
Population White	10,711	59,644	133,893
Population Black	499	2,637	8,247
Population Hispanic	1,445	9,618	17,270
Population Asian	187	1,493	3,166
Population Pacific Islander	0	0	1
Population American Indian	11	209	445
Population Other	775	4,675	7,047
Persons Per Household	2.5	2.4	2.4
Average Household Income	\$64,666	\$61,341	\$63,136
Average House Value	\$176,502	\$156,257	\$166,104
Average Age	37.3	39.6	39.2
Average Age Male	37.5	37.7	37.6
Average Age Female	36.1	40.9	40.6

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