

For Sale or Lease

# Medical Office Building

10,400 SF



## 2525 24th Street

Rock Island, Illinois 61201

**Sale Price: \$999,000**

**Lease Price: \$12.00 PSF (NNN)**



### Property Features

- Multi-tenant medical office building across from UnityPoint West
- Suites 101 and 102 available at 3,200 SF
- Located 3 miles from Highway 92 in strong medical area near hospitals, nursing homes, and medical offices
- Long standing tenants since 2005 with recently renewed leases
- New exterior doors and parking lot sealing and stripping scheduled to be completed August 2016
- ADA accessible
- 60 parking spaces on site
- Tenant to pay pro-rate share of real estate taxes, common area maintenance and insurance
- 12.5% CAP rate

SALE PRICE:	\$999,000
LOT SIZE:	0.34 Acres
BUILDING SIZE:	10,400 SF
ANNUAL TAXES:	\$27,551.28 (2014)
YEAR BUILT:	1976
ZONING:	R-6
MLS:	7033629

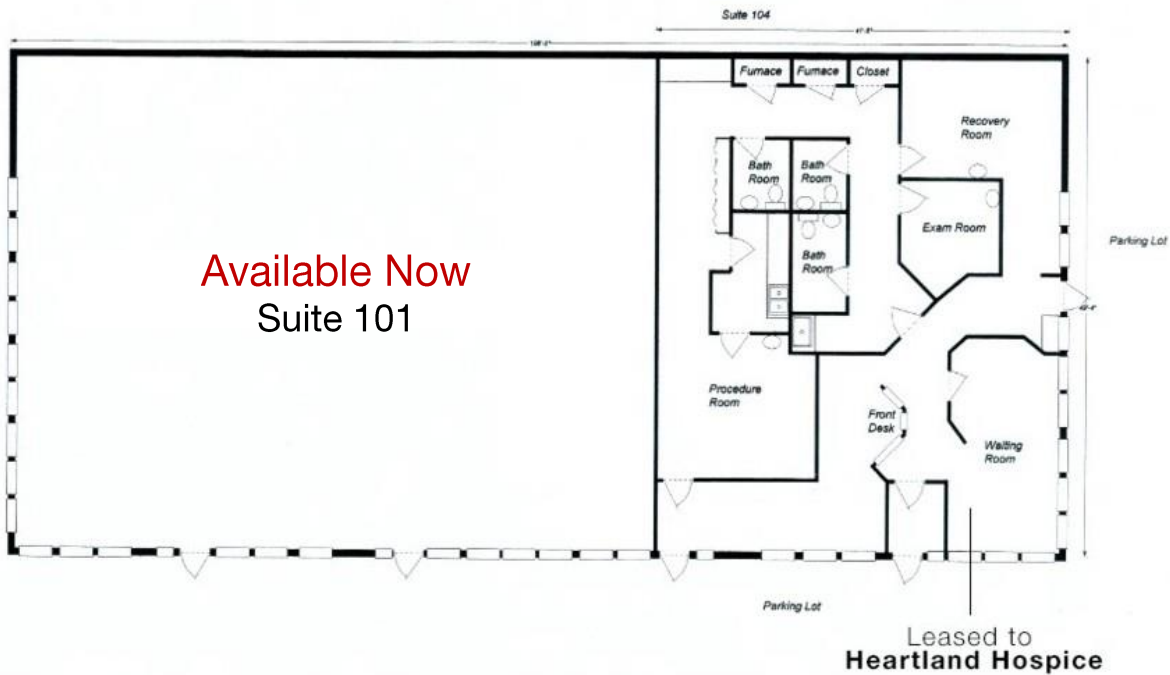
For more information:

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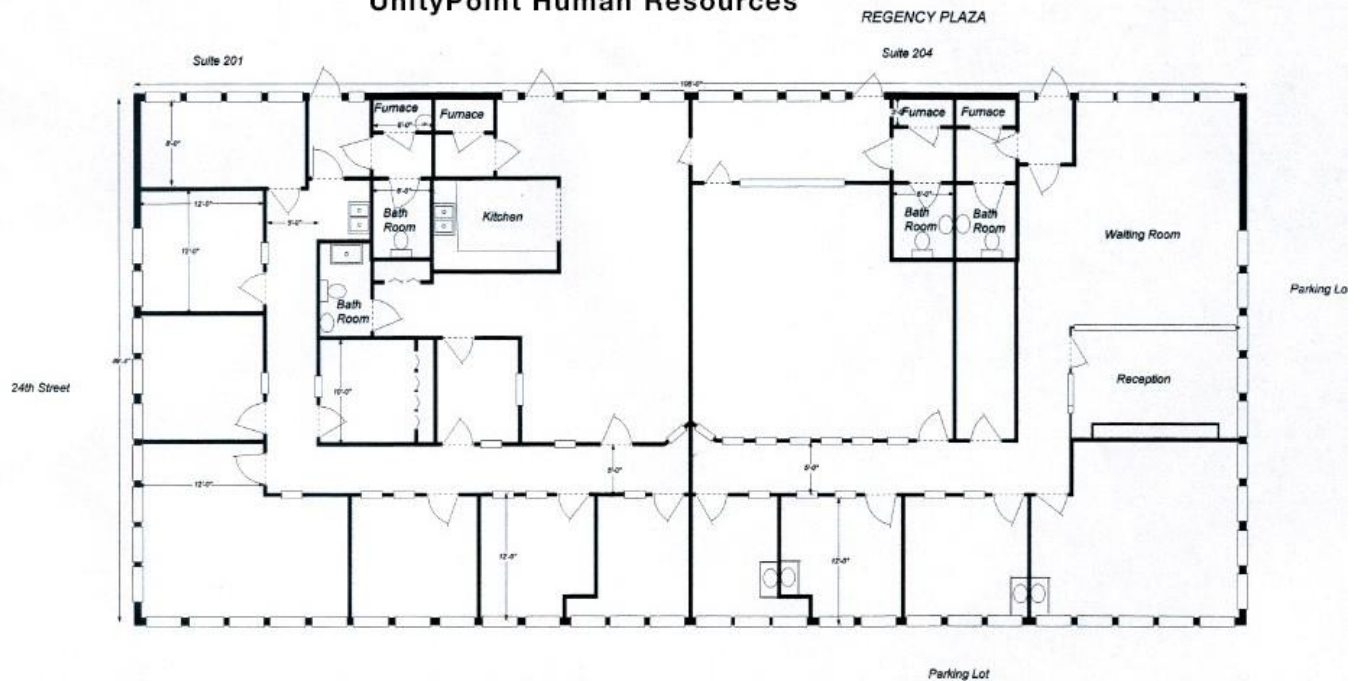
# Regency Plaza Floorplans

**Available Now**  
**Suite 101**



First Floor: Suite 101 available for lease and Suite 104 leased by Heartland Hospice

Leased to  
**UnityPoint Human Resources**



Second Floor: Leased to UnityPoint Human Resources



# Regency Plaza

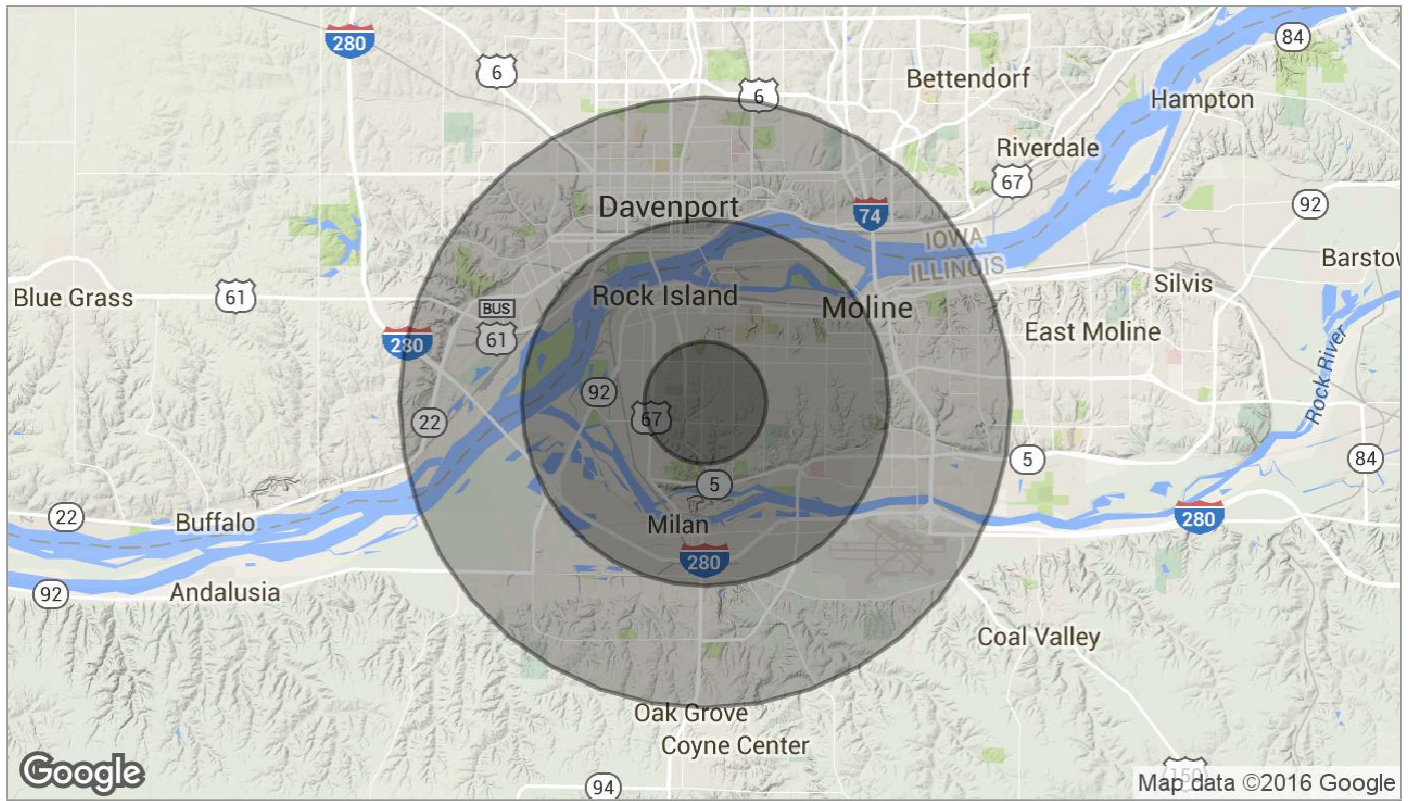


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# Regency Plaza



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,855	63,112	154,476
MEDIAN AGE	44.4	37.5	36.3
MEDIAN AGE (MALE)	42.5	36.2	35.1
MEDIAN AGE (FEMALE)	46.0	37.8	37.0

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,769	25,543	63,172
# OF PERSONS PER HH	2.3	2.5	2.4
AVERAGE HH INCOME	\$65,478	\$52,949	\$52,004
AVERAGE HOUSE VALUE	\$143,657	\$126,217	\$137,748



\* Demographic data derived from 2010 US Census

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