



1611 5th Avenue

Moline, Illinois

Sale Price: \$695,000

Lease Price: \$10.00 PSF (NNN)

Property Features

- Excellent condition located downtown on busy and popular 5th Avenue
- Suite sizes available: 400 SF; 2,800 SF; and 3,200 SF
- Large public parking lot in rear of building available at \$30/month per spot
- Great investment opportunity in a growing and redeveloping area of downtown
- Two floors with existing tenants on both floors
- Space is still available for lease or for new owners use
- Property taxes \$5,508.40 (2016)



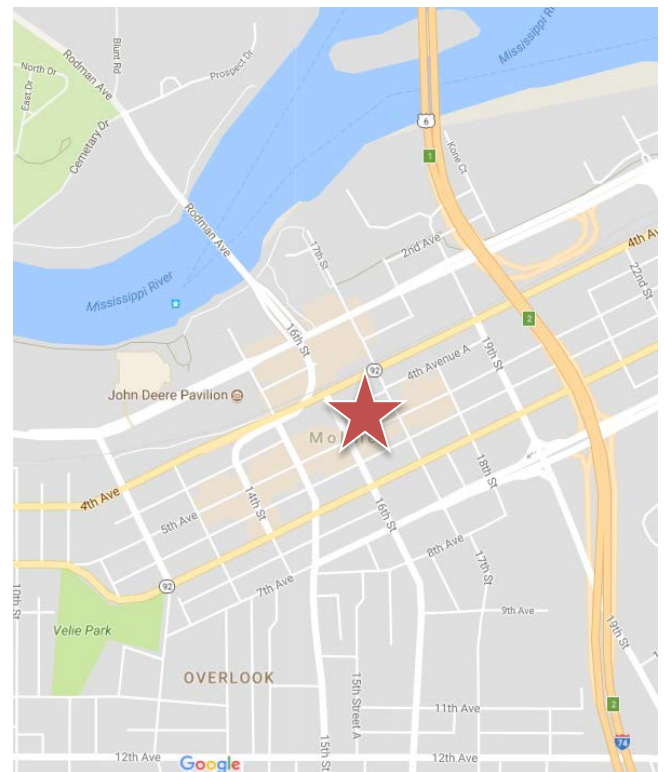
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For Sale or Lease
Downtown
Office/Retail Space



2017 Demographics

	1 Mile	3 Miles	5 Miles
Total Households	6,347	32,658	73,832
Total Population	16,089	77,260	179,641
Average Household Income	\$43,220	\$45,534	\$46,029
Average House Value	\$89,975	\$106,468	\$117,508