

For Lease
Multi-tenant Office Space
1,266-2,920 SF Available



Great Tenant Incentives Available | Perfect for New or Growing Businesses

Tenant Incentives

2 months FREE rent with minimum 3 year lease

Remodeling to suit opportunities for reasonable lease term

550 30th Avenue

Moline, Illinois

Lease Rate: \$10.00 PSF/yr (Gross)

Property Features

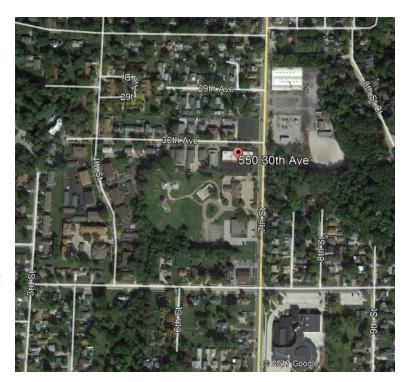
- Multiple office suites available in high traffic area in an established medical location off 7th Street
- Suites are fit out for medical/dental use, but can be modified to general office use
- Suite 2 has been newly renovated
- Perfect for lawyers, accountants, insurance agencies, salons, acupuncture and other therapeutic, health and spa services
- Suites are contiguous, owner will consider combining
- Immediate availability with flexible lease terms
- Excellent on-site parking available
- Area businesses include Ascentra Credit Union, Katy's Import Foods and Twin Towers Banquet Hall



Shawn Langan

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2017 Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|-----------|----------|-----------|
| Total Households | 5,011 | 27,626 | 64,380 |
| Total Population | 11,564 | 65,757 | 154,462 |
| Median Household Income | \$55,461 | \$46,642 | \$45,218 |
| Median House Value | \$110,013 | \$99,796 | \$114,483 |