



5,500 SF RETAIL SPACE AVAILABLE

3710 W 39th Avenue Drive
Moline, IL

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AERIAL



The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.

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PROPERTY OVERVIEW



- 5,500 SF of rare small shop space available with visibility to John Deere Road (41,600 VPD)
- Build-to-suit and ground lease available
- Potential DT location
- Plentiful parking field with 66 parking spaces
- High barrier to entry market
- Available immediately

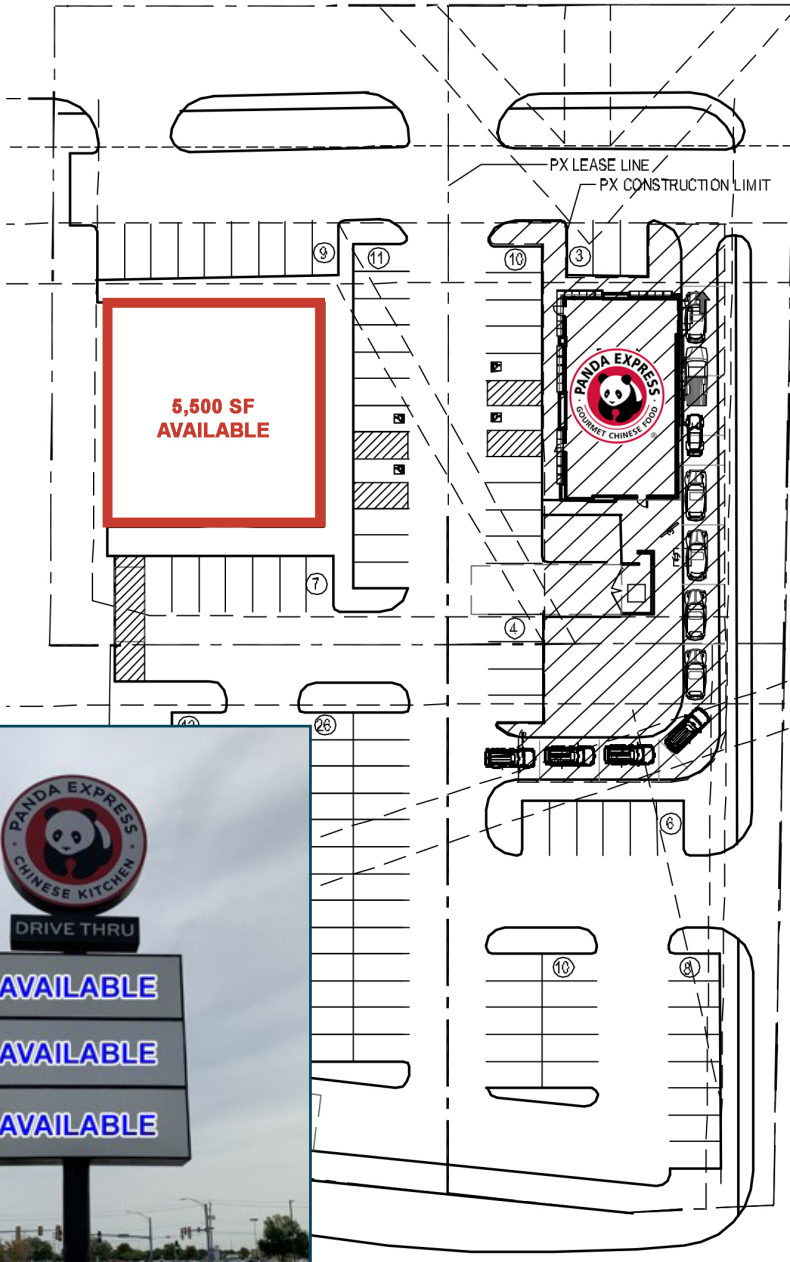
| DEMOGRAPHICS | | |
|---------------------------|--------|----------|
| TOTAL POPULATION | 1 MILE | 5,150 |
| | 3 MILE | 54,390 |
| | 5 MILE | 115,081 |
| DAYTIME POPULATION | 1 MILE | 5,140 |
| | 3 MILE | 26,737 |
| | 5 MILE | 75,255 |
| AVERAGE HH INCOME | 1 MILE | \$73,787 |
| | 3 MILE | \$73,069 |
| | 5 MILE | \$71,814 |

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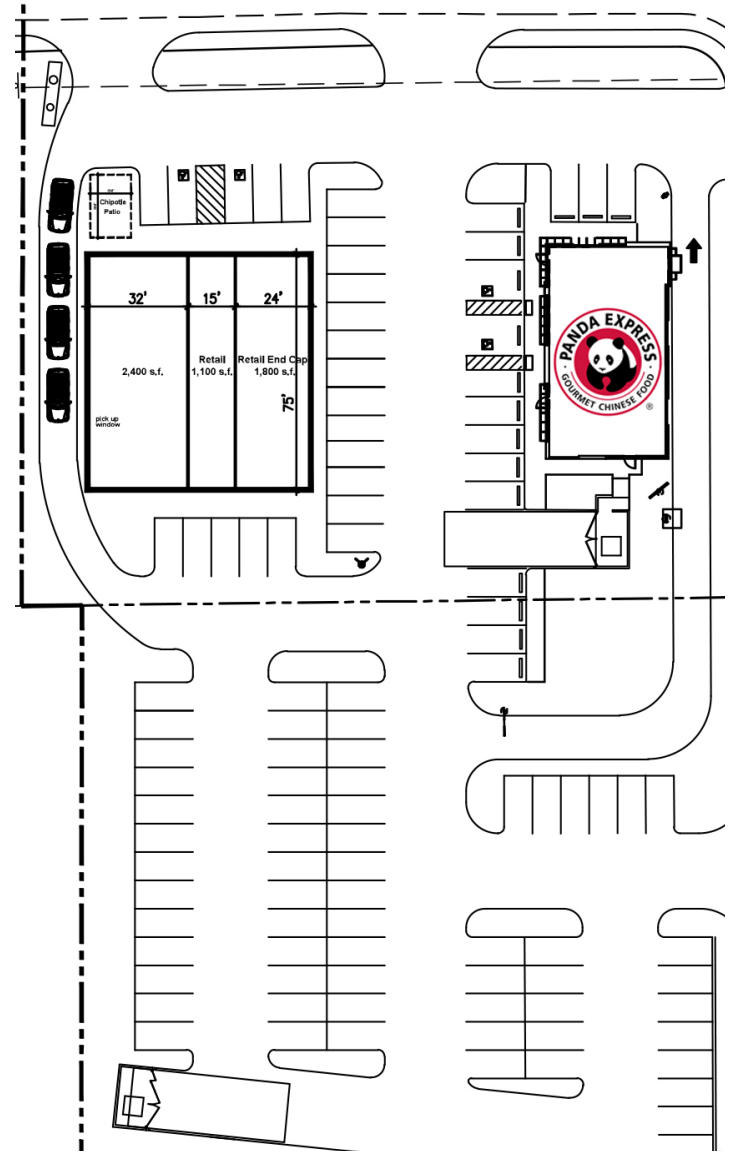
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SITE PLAN



PROPOSED DRIVE THRU



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SITE PLAN

PROPOSED FREE-STANDING DRIVE THRU

