



1546 52nd Avenue

Moline, Illinois 61265

Lease Rate: \$9.25 SF/YR (NNN)

Property Features

- 3,120 SF Office / Retail single tenant building
- Former U.S. Recruiting office / McCarthy Construction
- Seven (7) large office and two (2) ADA restrooms
- Excellent signage exposure to SouthPark Mall
- Ample parking spaces
- 7,600 VPD on 52nd Avenue
- Available now for lease
- CAM \$1.00, Insurance \$0.15 and Taxes \$1.75



AVAILABLE SF:	3,120 SF
LEASE RATE:	\$9.25 SF/yr (NNN)
LOT SIZE:	4.64 Acres
BUILDING SIZE:	13,620 SF
ZONING:	M-1
MLS ID #	7034751, 7034752

For more information:

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Demographics	1 Mile	3 Miles	5 Miles
Total Population:	2,042	47,304	119,101
Total Households:	961	19,578	50,209
Average HH Income:	\$44,211.00	\$64,984.00	\$62,239.00

For Lease

3,120 SF Office / Retail Space



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