

THE MILLS AT RIVERBEND COMMONS

2900 RIVER DRIVE
MOLINE, IL

MIXED-USE RETAIL SPACE
AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- ▶ Mixed-use retail project located at the first floor of a 240 bed housing unit
- ▶ Adjacent to Western Illinois University Riverfront Campus
- ▶ Located on a 16 acre site
- ▶ Excellent for food, lifestyle, fitness or healthcare service
- ▶ In addition to the new campus and vibrant downtown, Moline is home to Deere & Company World Headquarters, Augustana College and Blackhawk College

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,010	74,823	179,047
Average Household Income	\$53,130	\$65,896	\$65,286
Total Employees	2,582	38,493	89,370
TRAFFIC COUNTS			
4th Avenue	15,100 ADT		
I-74	76,700 ADT		
34th Street	4,050 ADT		

For more information, please contact the exclusive representatives:

Jeffrey S. Miller, SIOR 563.650.7400 jsmiller@ngkf.com



2322 E. Kimberly Road, Suite 100 W, Davenport, IA 52807 | 563.650.7400
8750 W. Bryn Mawr, Suite 350, Chicago, IL 60631 | 773.957.1400 | www.ngkf.com

Developed by:



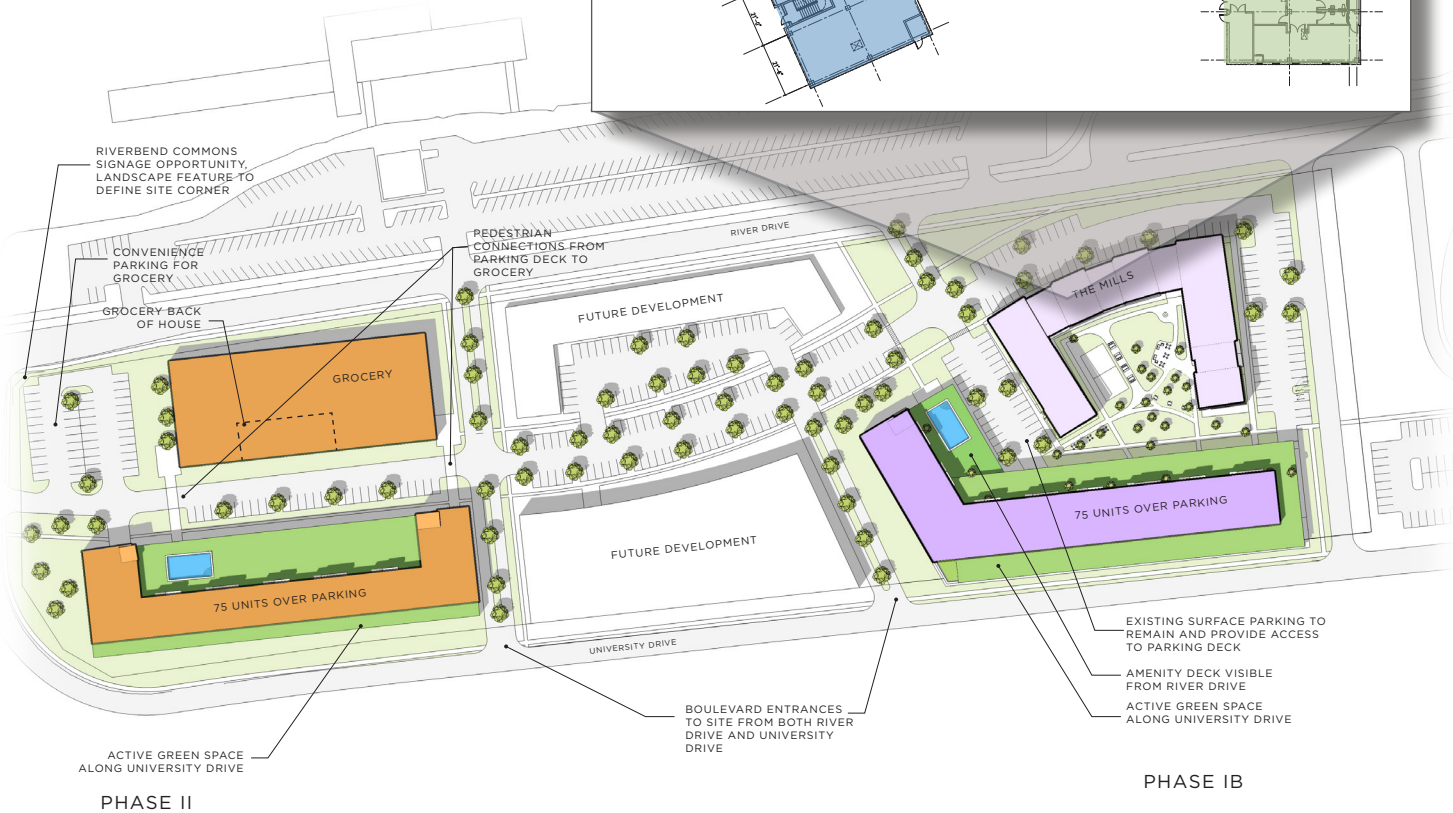
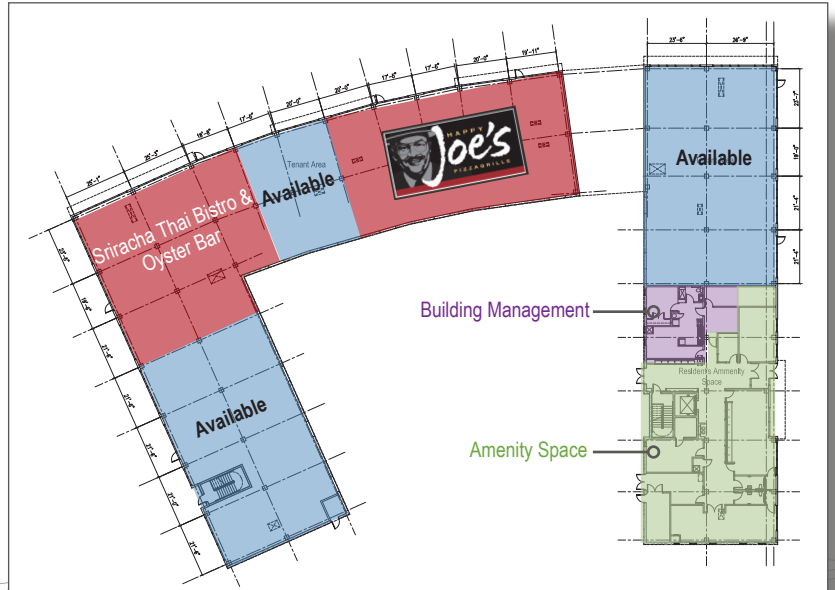
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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FIRST FLOOR SPACE PLAN



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