

FOR SALE/LEASE



Highly Visible Office/Retail Building

4820 - 4822 22nd Avenue, Moline, IL 61265

TheHawkeyeGroup.com



Property Features

- Sale Price: ~~\$625,000~~ Price Reduced: **\$575,000**
- Lease Price: **\$9.00 PSF/NNN**
- Pass Thru: **\$3.22/PSF**
- Prime retail location along Avenue of the Cities
- 5,010 SF show room
- 1,590 SF storage and receiving area with overhead door
- 8,721 SF total building size
- 15 private parking spots
- Pylon signage available
- Zoned B-3
- New roof in 2019
- 25,000 VPD along Avenue of the Cities

Alix Holliday | 309.292.6514
aholliday@TheHawkeyeGroup.com

Chris Wilkins | 563.505.4741
cwilkins@TheHawkeyeGroup.com



Highly Visible Office/Retail Building

4820 - 4822 22nd Avenue, Moline, IL 61265

TheHawkeyeGroup.com



Alix Holliday | 309.292.6514
aholliday@TheHawkeyeGroup.com

Chris Wilkins | 563.505.4741
cwilkins@TheHawkeyeGroup.com

