

# FOR SALE/SUBLEASE

## 2601 52<sup>ND</sup> AVENUE

MOLINE, IL 61265



### PRICE

- SALE PRICE: \$1,000,000
- SUBLEASE PRICE: \$14.00/SF, NNN

### AVAILABLE SPACE

- 5,932 SF
- 0.93-ACRE LOT

### BUILDING FEATURES

- FORMER DENNY'S RESTAURANT
- TURNKEY RESTAURANT WITH FULL KITCHEN AND FF&E INCLUDED
- PAD SITE OF 855,000 SF SOUTHPARK MALL, ANCHORED BY JCPENNEY, DILLARD'S & VON MAUR  
[HTTPS://WWW.MACERICH.COM/LEASING/SOUTHPARK-MALL](https://www.macerich.com/leasing/southpark-mall)
- SIGNALIZED INTERSECTION
- FREE STANDING BUILDING THAT IS LOCATED LESS THAN 1 MILE FROM MOLINE INTERNATIONAL AIRPORT.
- 70 PARKING SPACES



## CONTACT US



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**SOUTH PARK MALL**

DICK'S  
Dillard's  
Ashley  
Buffalo Wild Wings  
Hallmark  
Claire's  
Bath & Body Works  
Champs Sports  
Von Maur  
Hibbett Sports  
JCPenney  
Journeys

enterprise  
slumberland FURNITURE  
verizon  
vibrant  
Office DEPOT  
OfficeMax  
B! (Burger King)  
LONG JOHN SILVER'S  
KFC  
FEDERAL CREDIT UNION  
R.I.A.  
Arbys  
Olive Garden  
TACO BELL  
HMVCLU  
Best Western

**QUAD CITIES**  
INTERNATIONAL AIRPORT