



## Property Highlights

- Development lots available next to the Hy-Vee anchored Twin Oaks shopping center
- Located at the junction of highly traveled Avenue of the Cities and 19th Street
- Convenient access to John Deere Rd.
- Neighboring businesses include five Below, AutoZone, Hy-Vee, MercyOne Genesis Medical Center Illini Campus, TPC Deere Run (home of the John Deere Classic PGA Tournament) and others
- Ample parking
- High traffic counts
- Great local mix of rooftops, retail and dining establishments

## Development Lots

0 17<sup>th</sup> Avenue, Silvis, IL

Parcel	Acres	For Sale	For Lease
18-06-401-007	2.66	\$595,000	Negotiable
18-06-401-012	1.80	Under Contract	Negotiable
18-06-402-001	0.28	N/A	Negotiable

Build to suit or ground lease options available.

For more information, please contact:



**ETHAN SIMONS**

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Details	5 Miles	10 Miles	15 Miles
Population	80,936	241,929	319,613
Households	34,985	103,190	135,613
Average Household Income	\$94,869	\$104,515	\$105,129
Median Household Income	\$76,452	\$79,520	\$80,944

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