Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS




## Property Highlights

- Two commercial suites available for lease
- 2,600 SF and 687 SF spaces available
- Both suites are currently vacant and ready for occupancy
- Suites may be leased separately
- Convenient location in Downtown Moline, surrounded by a walkable mix of shops, restaurants, breweries, and local businesses that draw consistent daily foot traffic
- Easy access to River Drive, I-74 and the greater Quad Cities
- Flexible space suitable for a variety of commercial users

# Commercial Suites

1530 5th Avenue, Moline, IL

| Unit | Size | Lease Rate |
|---|---|---|
| A | ±2,600 SF | $3,200/month Gross |
| D | ±687 SF | $900/month Gross |

## Details

| | |
|---|---|
| Parcel | 08-32-408-004 |
| Zoning | SX-1 Mixed-Use Storefront |
| Year Built | 1912 |
| Parking | On-street, Nearby city ramp |

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NAI Ruhl Commercial Company
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**For Lease**

687 SF - 2,600 SF

Commercial Suites




1530 5th Ave, Moline, Illinois, 61265 | Ring of 5 miles

**76,791**
Households

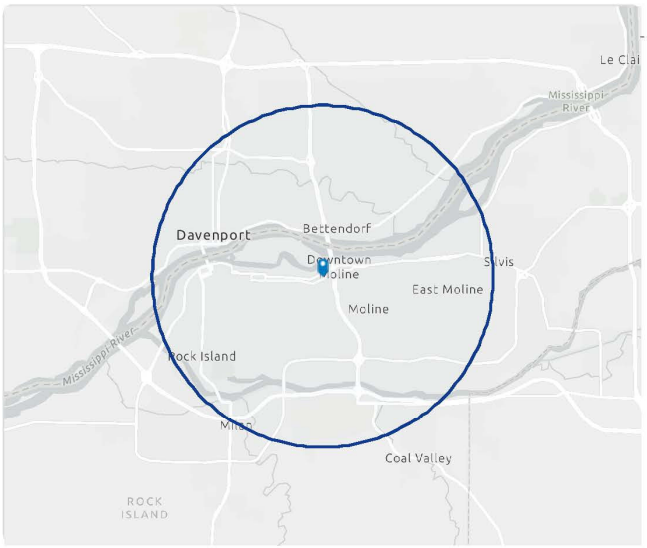
**39.6**
Median Age

**26,376**
2026 Pop Age 25+: High School Diploma

**$173.9K**
Median Home Value

**2.5**
Home Value to Income Ratio

Median home value divided by median household income




KEY FACTS

**176,224**
Population

**39.6**
Median Age

**2.2**
Average Household Size

**$68,448**
Median Household Income

BUSINESS

**114,740**
2026 Total Employees (NAICS)

**7,306**
2026 Total Businesses (NAICS)

## Tapestry

Top 5 segments by household count

| | |
|---|---|
| K2 Middle Ground > | 15.8K \| **20.6%** |
| E3 Hometown Charm > | 13.1K \| **17.0%** |
| K3 Loyal Locals > | 10.9K \| **14.2%** |
| C1 Single Thrifties > | 5,411 \| **7.0%** |
| K1 Legacy Hills > | 5,402 \| **7.0%** |
| Other | 26.2K \| **34.2%** |

**Middle Ground** accounts for 20.6% of households in the area which is **18.3% higher** than the U.S.

View comparison table




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