



**Strong Grocery Anchor Tenant**

# 2001 5<sup>th</sup> Street

Silvis, IL 61282

**Lease Price: \$9-12 PSF**

## Property Features

- Strong grocery anchor tenant in Hy-Vee
- High visibility with over 19,100 VPD
- Abundance of parking
- Center of retail activity at Avenue of the Cities and 19<sup>th</sup> Street
- Low Vacancy rate
- Spaces can be subdivided
- Just up the road from TPC Deere Run, home to the John Deere Classic
- Hub of new Silvis development
- Pass thru cost: \$4.32 PSF
- MLS #: QC7041088, QC4214572

2020 Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,478	18,216	34,701
Total Population	7,601	41,454	81,771
Average Household Income	\$62,370	\$65,248	\$72,052
Average House Value	\$143,203	\$157,424	\$169,300

Unit	Available SF
1	13,000 SF
7	1,280 SF
8	<b>LEASED</b>

**John G. Ruhl**

President/Designated Managing Broker  
 direct: 563.823.5126  
 call or text: 563.320.5488  
 email: jruhl@ruhlcommercial.com



**Aaron Hamilton**

Commercial Sales Associate  
 office: 563.355.4000  
 call or text: 563.676.1350  
 email: ahamilton@ruhlcommercial.com

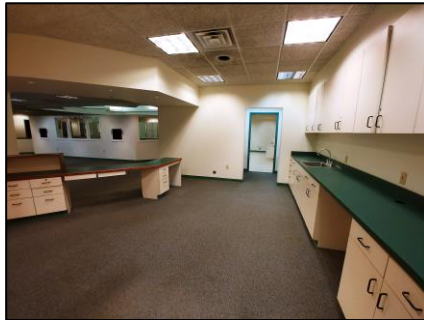


THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

For Lease  
**Office/Retail Space**  
 1,280 SF & 13,000 SF Available



\*Red box indicates leased space



**Suite 1 – 13,000 SF Available**



**Suite 7 – 1,280 SF Available**