Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Sale and Lease

2.66 Acres

Development Opportunity



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 Opportunity

0 17th Avenue, Silvis, IL

Parcel	Acres	Sale Price	Lease Rate
8410	2.66	$595,000	Negotiable
8416	1.80	- - - S O L D - - -	N/A
8609	0.28	- - - L E A S E D - - -	Negotiable

For more information, please contact:



ETHAN SIMONS

Commercial Sales Associate

c: 309-281-9183

e: esimons@ruhlcommercial.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS,OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. BROKERS ARE LICENSED IN ILLINOIS AND IOWA. UPDATED: 8/01/22

NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Sale and Lease

2.66 Acres

Development Opportunity



2001 5th St, Silvis, Illinois, 61282 2 | Ring of 5 miles

34,757
Households

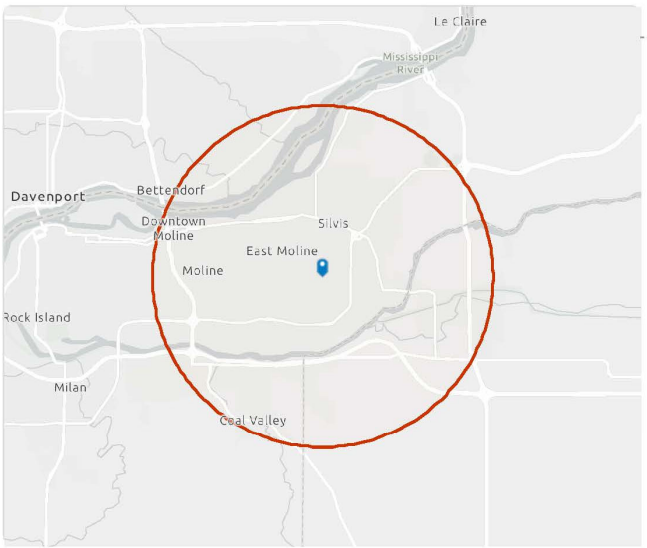
41.2
Median Age

14,505
2025 Pop Age 25+: High School Diploma

$167.3K
Median Home Value

2.4
Home Value to Income Ratio

Median home value divided by median household income



KEY FACTS

80,382
Population

41.2
Median Age

2.3
Average Household Size

$69,482
Median Household Income

BUSINESS

2,667
Total Businesses

43,053
Total Employees

Tapestry

Top 5 segments by household count

K2 Middle Ground >	7,205 | **20.7%**
K3 Loyal Locals >	5,843 | **16.8%**
E3 Hometown Charm >	5,591 | **16.1%**
K1 Legacy Hills >	3,635 | **10.5%**
I3 Heartland Communities >	3,449 | **9.9%**
Other	9,034 | **26.0%**

Middle Ground accounts for 20.7% of households in the area which is **18.4% higher** than the U.S.

View comparison table

For more information, please contact:



ETHAN SIMONS
Commercial Sales Associate
c: 309-281-9183
e: esimons@ruhlcommercial.com