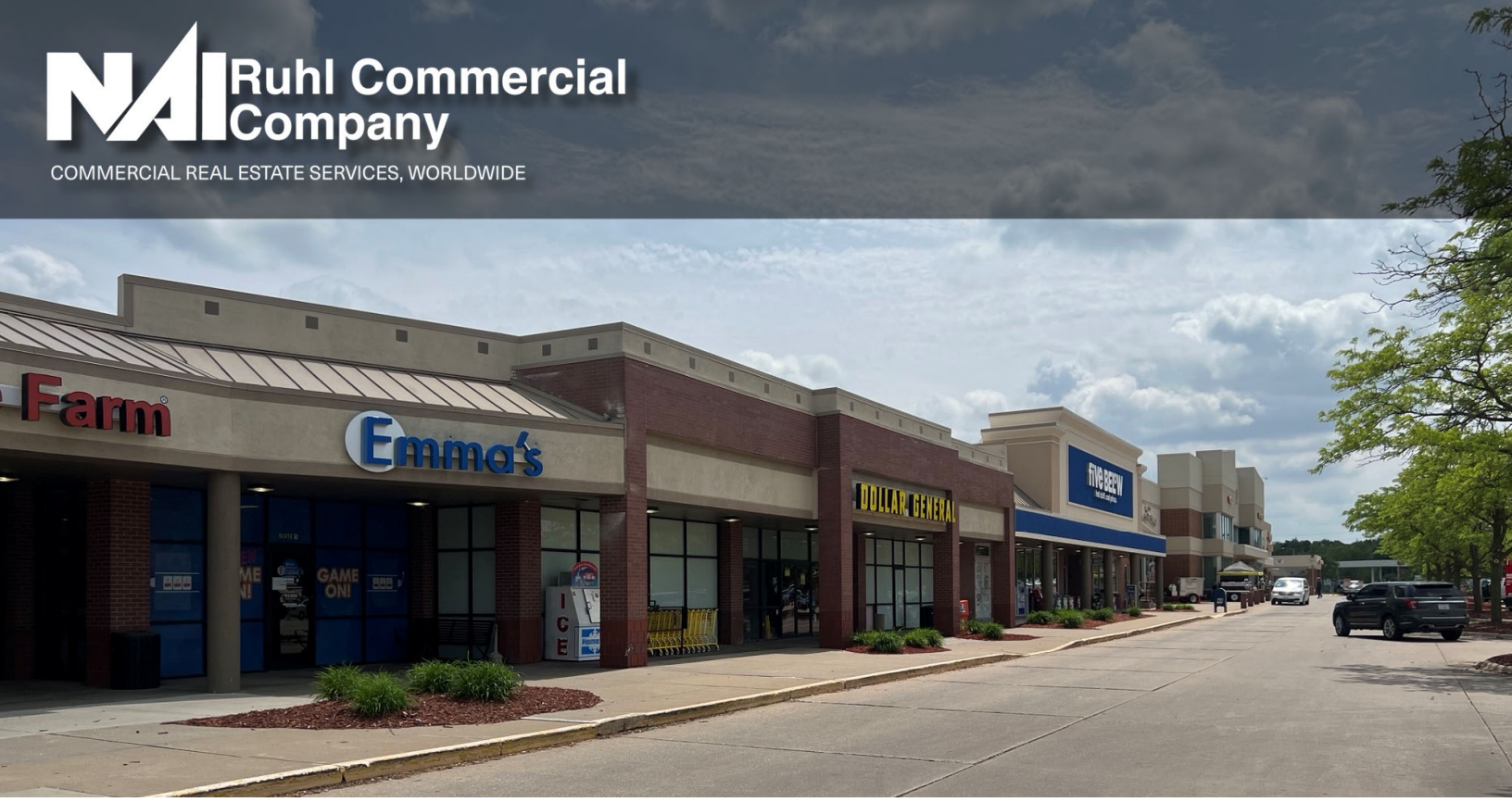
Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE




# Inline Shopping Ctr.

2001 5th Street, Silvis, IL

## Property Highlights

- Retail space in high-visibility, grocery store-anchored Twin Oaks shopping center
- Located at the junction of highly traveled Avenue of the Cities and 19th Street
- Strong local and national co-tenant mix includes Five Below, Hy-Vee, AutoZone, State Farm and others
- Ample parking
- High traffic counts
- Great local mix of rooftops, retail and dining establishments
- $20.00/SF Tenant Improvement allowance

| Suite | Size | Lease Rate |
|---|---|---|
| 2 | 7,500 SF | $10.00 PSF NNN |
| 5 | 1,440 SF | $15.00 PSF NNN |
| 2 & 5 | 8,940 SF | $10.00 PSF NNN |
| 7 | 1,280 SF | $15.00 PSF NNN |

- - - LEASED - - -

## Details

| | |
|---|---|
| Operating Expenses | $5.10/SF |
| Parcels | 18-06-401-009, 18-06-401-013 |
| Zoning | C-2 |
| Parking | Ample |

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 Lease**

1,440 SF – 8,940 SF

Inline Shopping Center Suites














For more information, please contact:



ETHAN SIMONS

*Commercial Sales Associate*

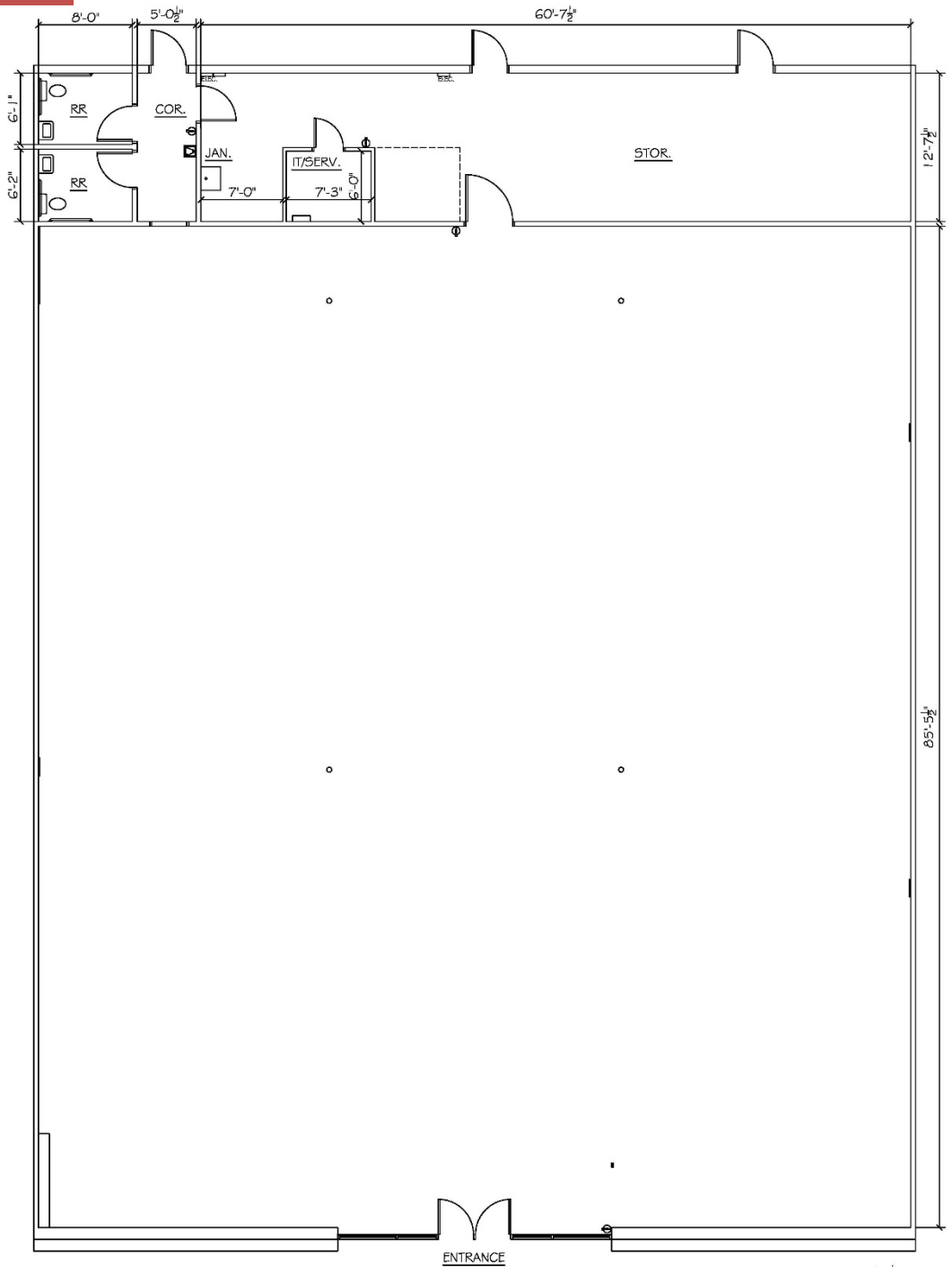
c: 309-281-9183

e: esimons@ruhlcommercial.com

NAI Ruhl Commercial Company
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**For Lease**
1,440 SF – 8,940 SF
Inline Shopping Center Suites

## Unit 2 Layout





For more information, please contact:



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