Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Sale

0.33 Acres

Prime Redevelopment Opportunity



Prime Location: Redevelopment

2317 4th Avenue, Rock Island, IL

FOR SALE	$395,000

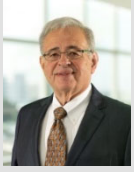
Property Highlights

- Excellent location just south of the entrance to the Rock Island Arsenal from Rock Island's 24th Street
- High profile location
- Great opportunity for bank, restaurant/coffee shop or retail shops
- At east entrance to Rock Island's riverfront
- Owner will sell property or demolish and construct a Build to Suit for proper tenant on a 10-year lease with rent negotiated off cost of improvements and land

Details

Building Size	4,784 SF
Lot Size	0.33 Acres
Parcel	07-35-223-007
Taxes	$10,305.80 (2024)
Zoning	B-3

For more information, please contact:



JOHN CORELIS
Senior Vice President
c: 309-721-1064
e: john.corelis@gmail.com



ANTHONY CORELIS
Commercial Sales Associate
c: 309-737-7835
e: acorelis@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

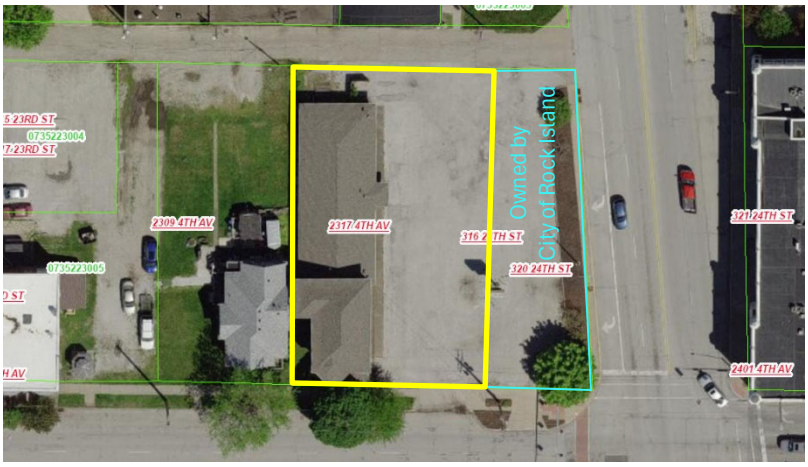
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Sale

0.33 Acres

Prime Redevelopment Opportunity

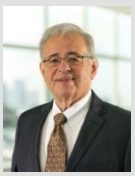








For more information, please contact:



JOHN CORELIS
Senior Vice President
c: 309-721-1064
e: john.corelis@gmail.com



ANTHONY CORELIS
Commercial Sales Associate
c: 309-737-7835
e: acorelis@ruhlcommercial.com

2317 4th Ave, Rock Island, Illinois, 61201 2

Ring of 5 miles

Middle Ground (K2)

Dominant Tapestry Segment

KEY FACTS

170,061
Total Population

$162,538
Median Home Value

7,107
Businesses

186,274
Daytime Population

39.2
Median Age

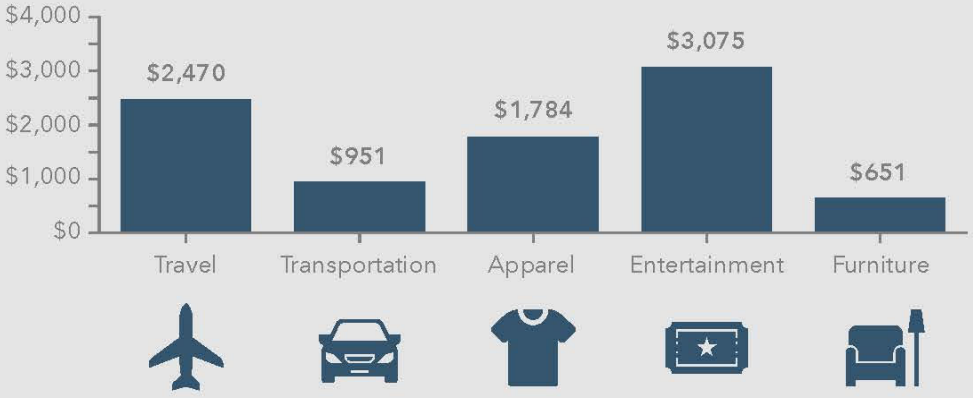
-0.2%
2025-2030 Pop Growth Rate

$36,283
Per Capita Income

2.2
Avg Household Size

$65,040
Median Household Income

KEY SPENDING FACTS



esri

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

© 2025 Esri

Spending facts are average annual dollars per household