Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



HISTORIC VELIE PROPERTY

Landmark Moline Office Property

3551 7th Street | Moline, Illinois

3 Parcels = ±3.47 Acres

FOR SALE

$3,250,000

±39,245 SF OFFICE

For more information, please contact:



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Details

Parcels	17-07-426-001; 17-07-426-002; 17-07-425-015
Building Size	±39,245 SF
Year Built	1912
Lot Size	±3.47 Acres (150,979 SF)
Zoning	O-1 Office District
Taxes	$47,438.80 (2025)
Parking	Ample on-site surface parking
Signage	Monument signage
Drive-Thru	Existing Banking Drive-Thru

Property Highlights

- ±39,245 SF landmark office property offering a rare combination of historic architecture and modern professional functionality with ample parking.
- Impressive executive environment with multiple private offices, conference rooms, formal meeting spaces and a substantial executive boardroom.
- Mix of historic executive areas and contemporary office improvements, allowing the building to accommodate both client-facing and day-to-day business operations.

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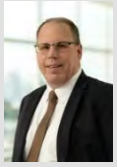


Property Highlights

- Historic formal rooms have been thoughtfully incorporated into the building's professional use, creating one-of-a-kind executive, meeting and entertaining spaces.
- Exceptional architectural details throughout, including stained and leaded glass, ornate and coffered ceilings, decorative plasterwork, extensive millwork, fireplaces, murals, grand staircase and period-inspired lighting.
- Multiple kitchen, kitchenette and break areas, along with extensive built-in cabinetry, storage and support space.
- ±13,409 SF walk-out lower level provides additional functional space beyond the ±25,836 SF above-grade building area.
- Existing banking infrastructure, including drive-thru facilities, provides additional flexibility for financial-services users.
- Substantial on-site surface parking serving employees, clients and visitors.
- Situated across three parcels totaling ±3.47 acres, providing a substantial site surrounding the building.
- An exceptional opportunity for an organization seeking a signature corporate headquarters or institutional-quality property that cannot be replicated with conventional office construction.

All information deemed reliable but not guaranteed

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Property Highlights

- Multiple building entrances and access points provide flexibility for a larger organization or potential separation of operating areas.
- Prominent monument signage along 7th Street provides an established identity for the property.
- Beautifully maintained grounds featuring mature landscaping, courtyard, fountain and outdoor seating areas.
- O-1 Office District zoning supports the property's established professional-office character.





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The Velie Family

A Landmark with More than a Century of History





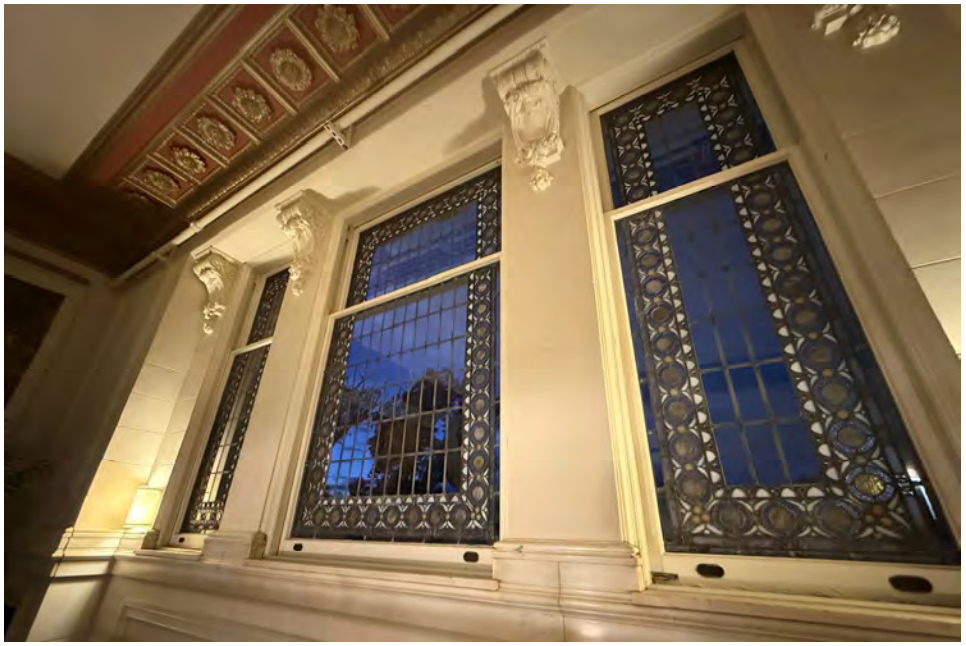




Originally constructed in 1912 as Villa Velie, the property was built as the residence of Willard L. Velie, grandson of John Deere and a prominent figure in Moline's early industrial history. Velie founded the Velie Motor Vehicle Company and built automobiles during an important period of manufacturing growth in the Quad Cities. His family connection to John Deere further ties the property to one of the region's most significant industrial legacies.

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An Extraordinary Moline Estate



The residence became known for its impressive scale and architectural detail. Historic accounts describe Villa Velie as an Italian Villa-style residence containing approximately 46 rooms. Today, the building continues to display many of the elements that give it its unmistakable character, including elaborate ceilings, stained and leaded glass, detailed woodwork, decorative plasterwork, fireplaces, murals, a grand staircase and substantial formal spaces.

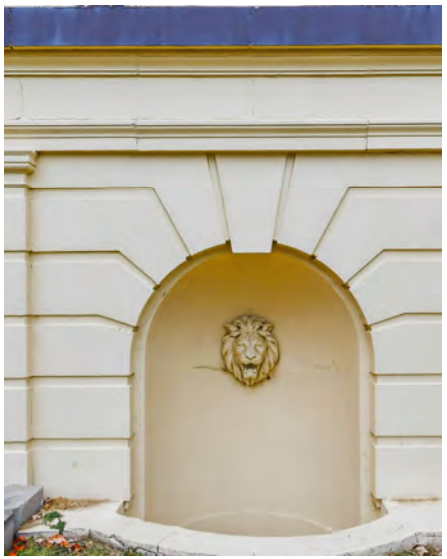


A Legacy of Innovation

Willard L. Velie

- Grandson of John Deere
- Moline Industrialist
- Automobile Manufacturer
- Aviation Pioneer





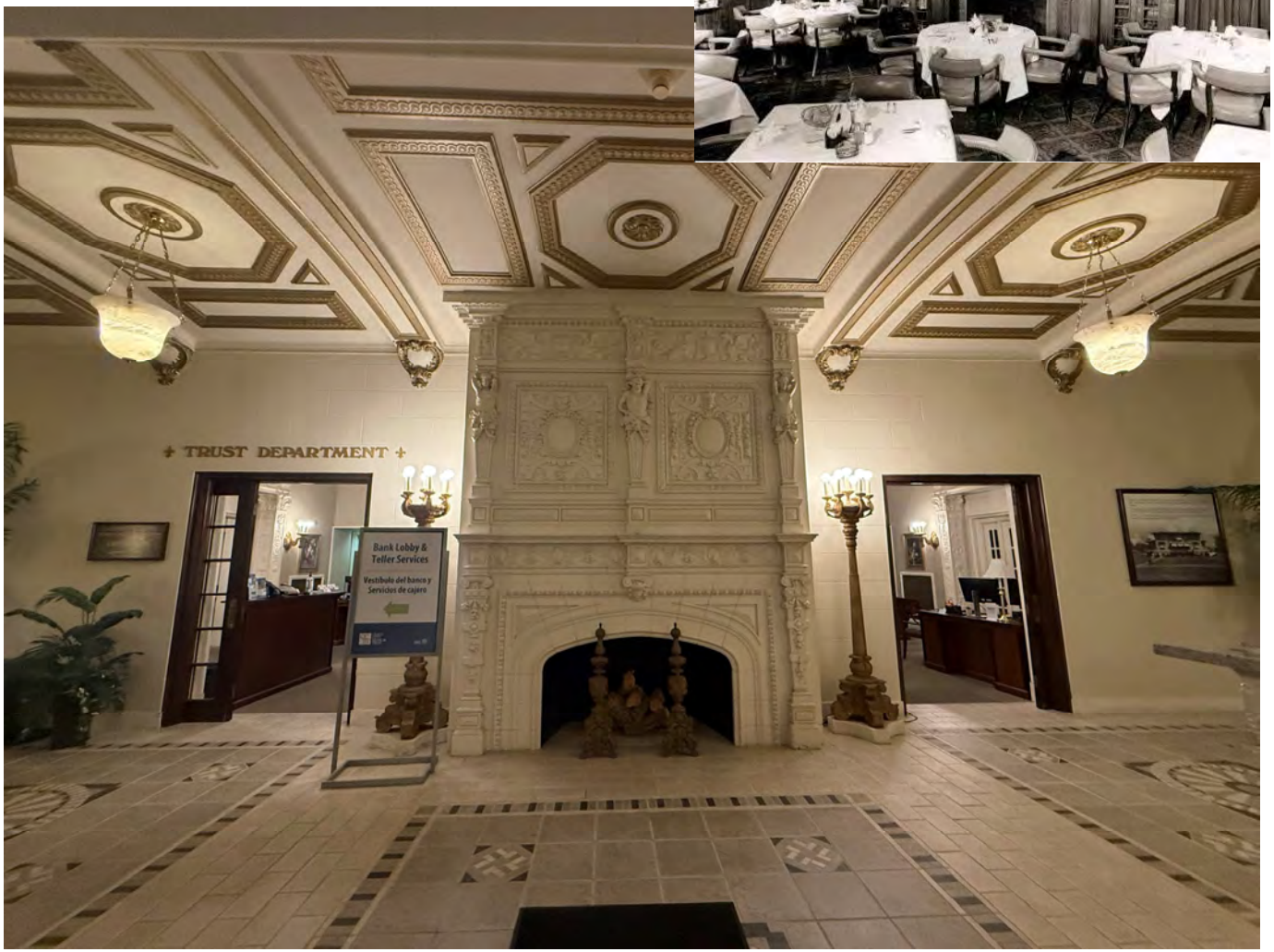
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The Plantation Years

The property later entered another memorable chapter as the Plantation Restaurant, becoming a well-known dining and social destination in the Quad Cities. Its grand rooms and distinctive surroundings made the former Velie residence well suited for entertaining, dining and special occasions, adding another layer to the property's local identity.



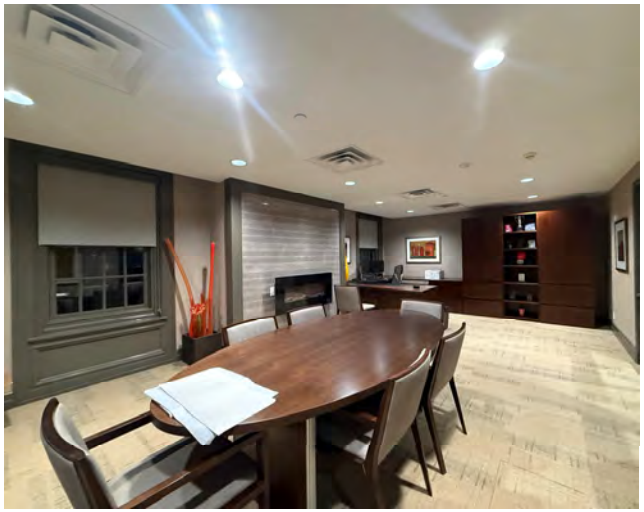






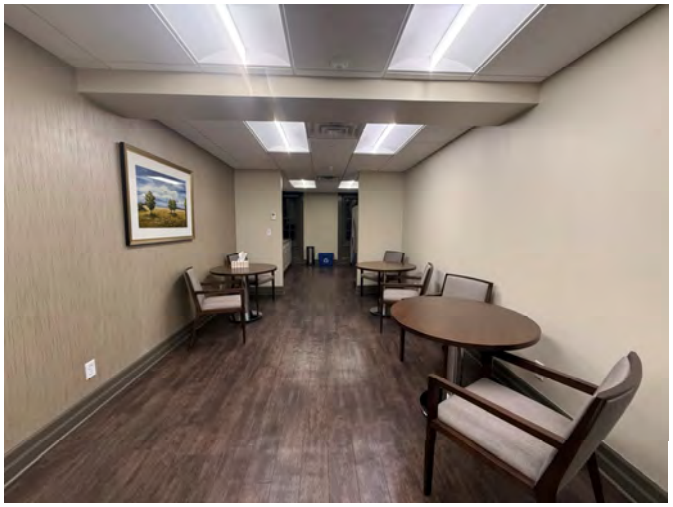
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From Historic Residence to Corporate Headquarters





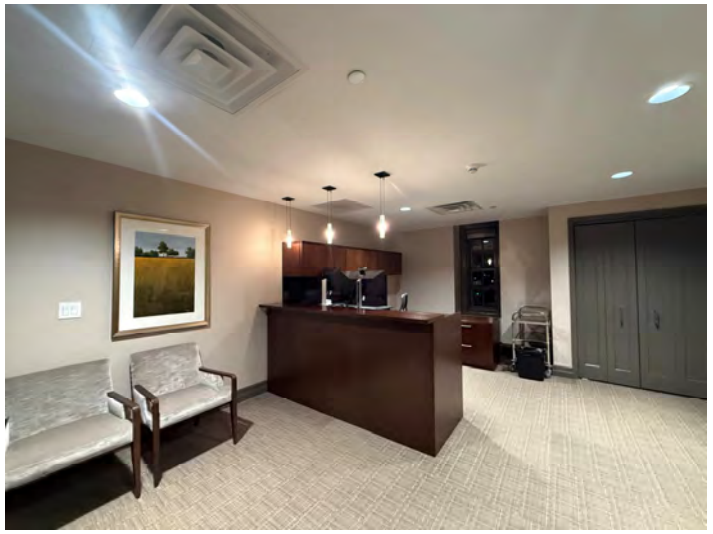
In the late 1990s, the property was adapted for professional and financial-services use. QCR Holdings relocated its corporate headquarters to the property in 1998, and Quad City Bank & Trust established its Moline banking presence at the site. The transition preserved the character of the historic property while introducing the offices, conference facilities, banking infrastructure and support areas required for a modern business operation.


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The Next Chapter





More than a century after Villa Velie was constructed, the property presents a rare opportunity to carry forward one of Moline's most distinctive buildings. With ±39,245 square feet on ±3.47 acres, substantial parking, established professional infrastructure and remarkable architectural character, the Historic Velie Building offers something that cannot be replicated by new construction: a headquarters-quality property with a story deeply connected to the history of the Quad Cities.



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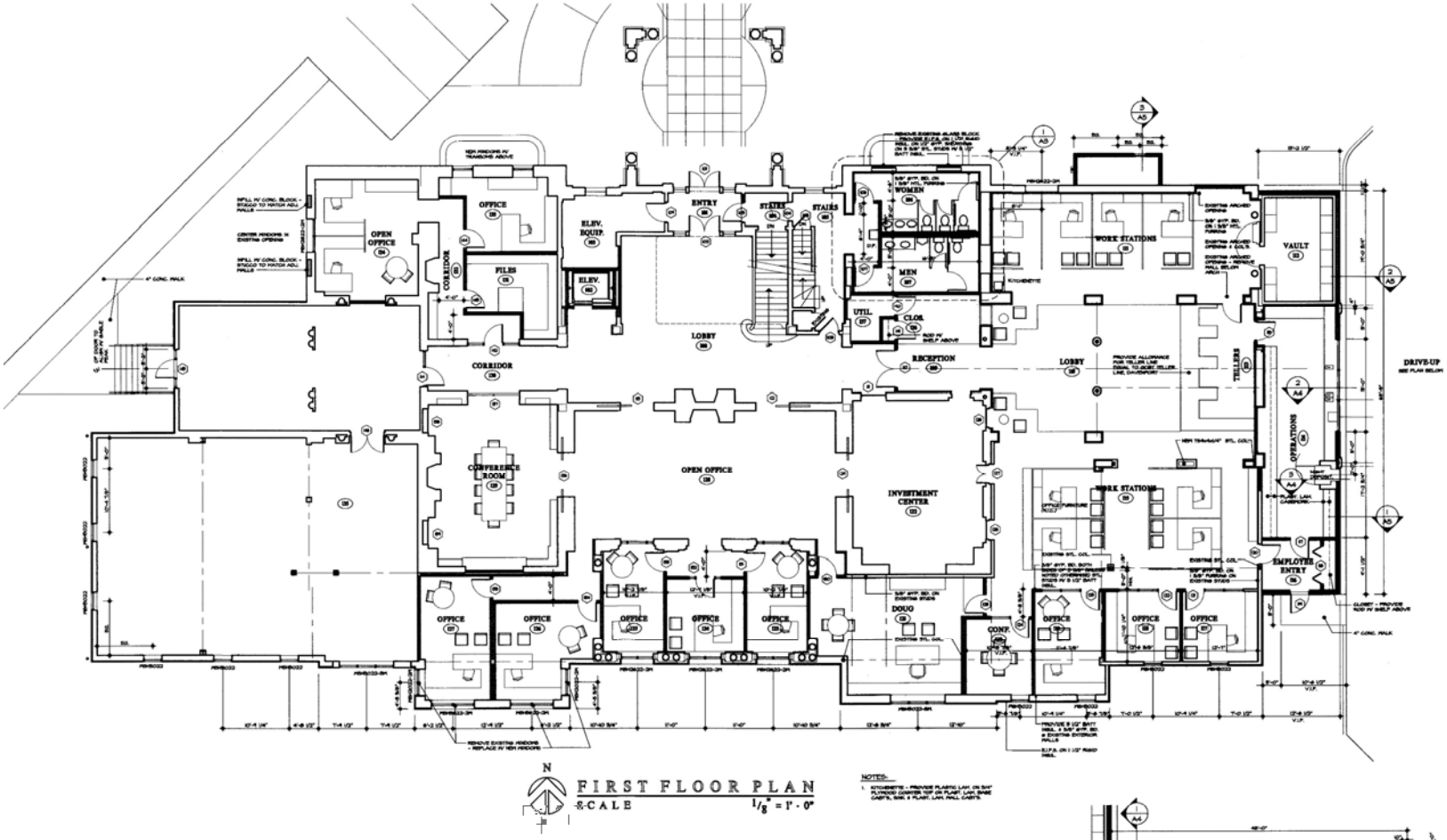


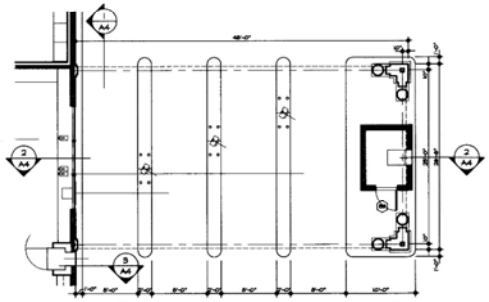
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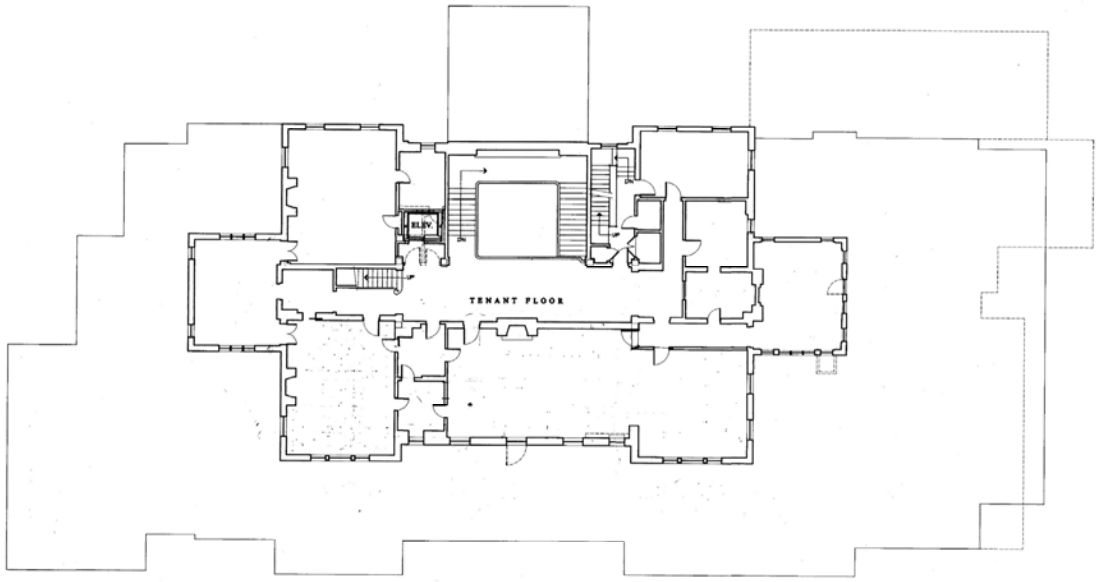
First Floor Plan



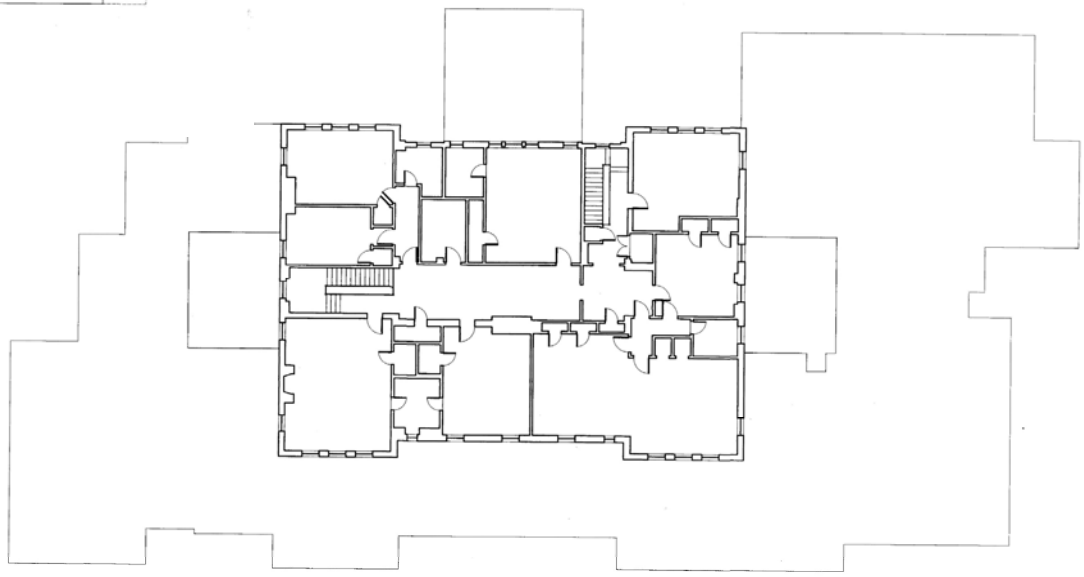


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Second & Third Floor Plans



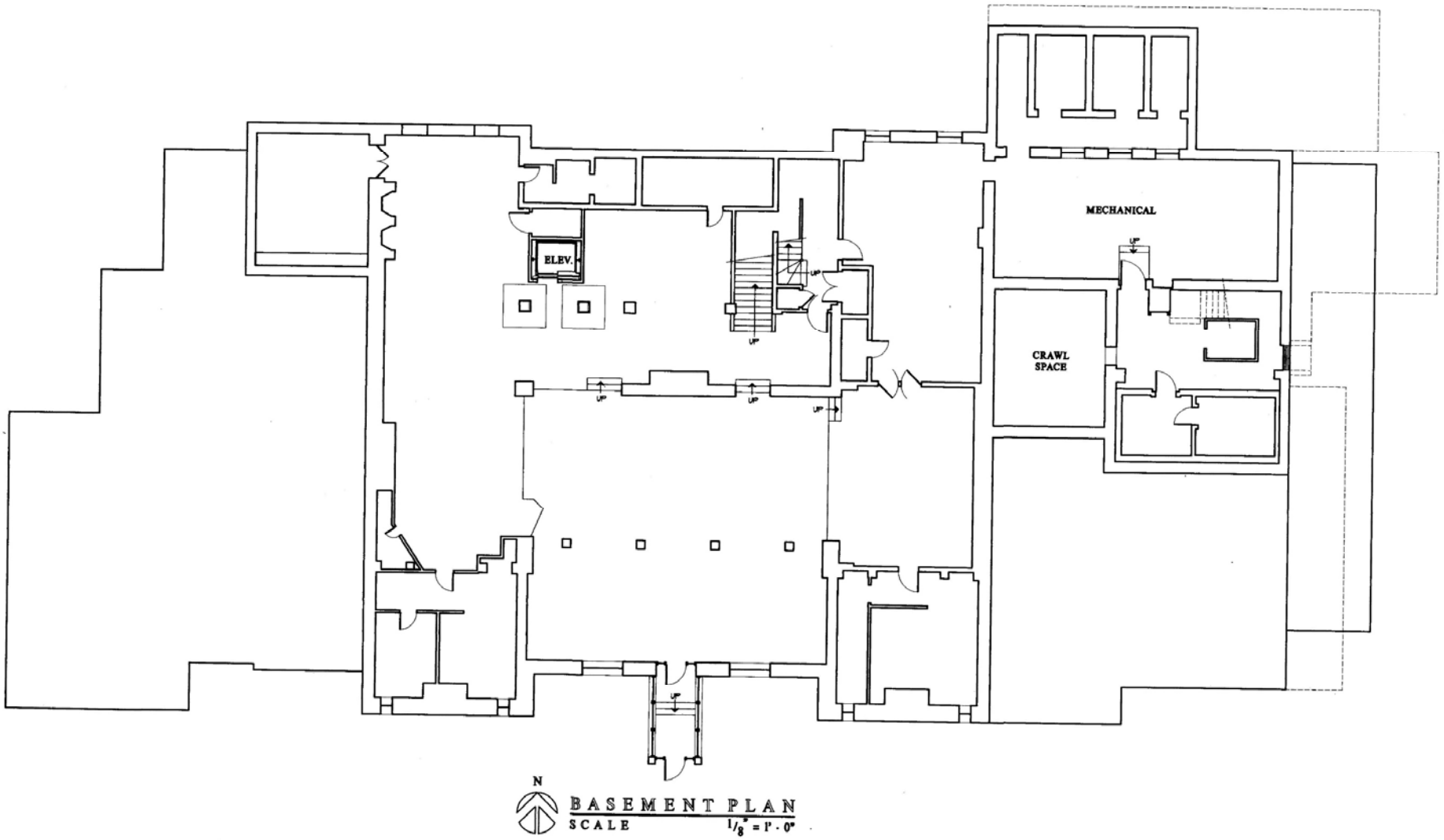
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SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



N
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

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Basement Floor Plan



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#5

BEST AFFORDABLE PLACES TO LIVE

- U.S. News & World Report (2024)

41

MEDIAN AGE (2023)

COMMUNTE TIME

19 MEDIAN MINUTES

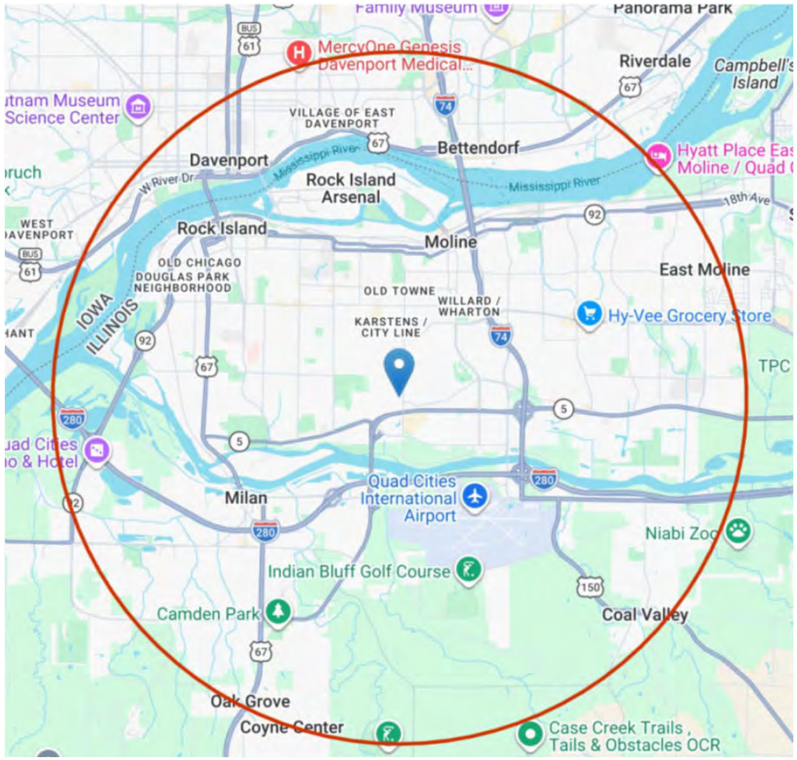
Top Employers

1. John Deere
2. Rock Island Arsenal
3. UnityPoint Health – Trinity
4. MercyOne Genesis
5. Hy-Vee
6. Walmart

TOP 10:

PRETTIEST RIVER TOWN IN AMERICA

- World Atlas



Site Demographics

Details	1 Mile	3 Miles	5 Miles
Population	5,699	58,139	129,201
Households	2,600	23,623	57,271
Avg. Household Income	$114,291	$93,595	$95,464
Median Household Income	$83,739	$71,769	$64,581

Moline

Moline, Illinois, has strong ties to John Deere and serves as the global headquarters for Deere & Company. Moline is home to the John Deere Pavilion and Butterworth & Deere-Wiman historic mansions. Downtown Moline is easily walkable with hotels, restaurants, microbreweries, shops, nightspots, and the Vibrant Arena. It is part of the family of communities of the Quad Cities with a population of 42,362 (2025).

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Infographic: Key Facts (Ring: 5 mile radius)

KEY FACTS

129,201
Population

40 Median Age

2.19
Average Household Size

57,271
Total Households

EDUCATION

4.85%	11.17%	21.3%	17.94%
No High School Diploma	High School Graduate	Some College	Bachelor's/ Grad

BUSINESS

5,041
Total Businesses

79,128
Total Employees

EMPLOYMENT

7,351
Retail Trade Employees

5,176
Finance/Ins/Real Estate Emp

4,289
Manufacturing Employees

5,922
Eating & Drinking Employees

4.9% Unemployment Rate

INCOME

$64,581
Median Household Income

$38,166
Per Capita Income

$178,856
Median Net Worth

Households by Income

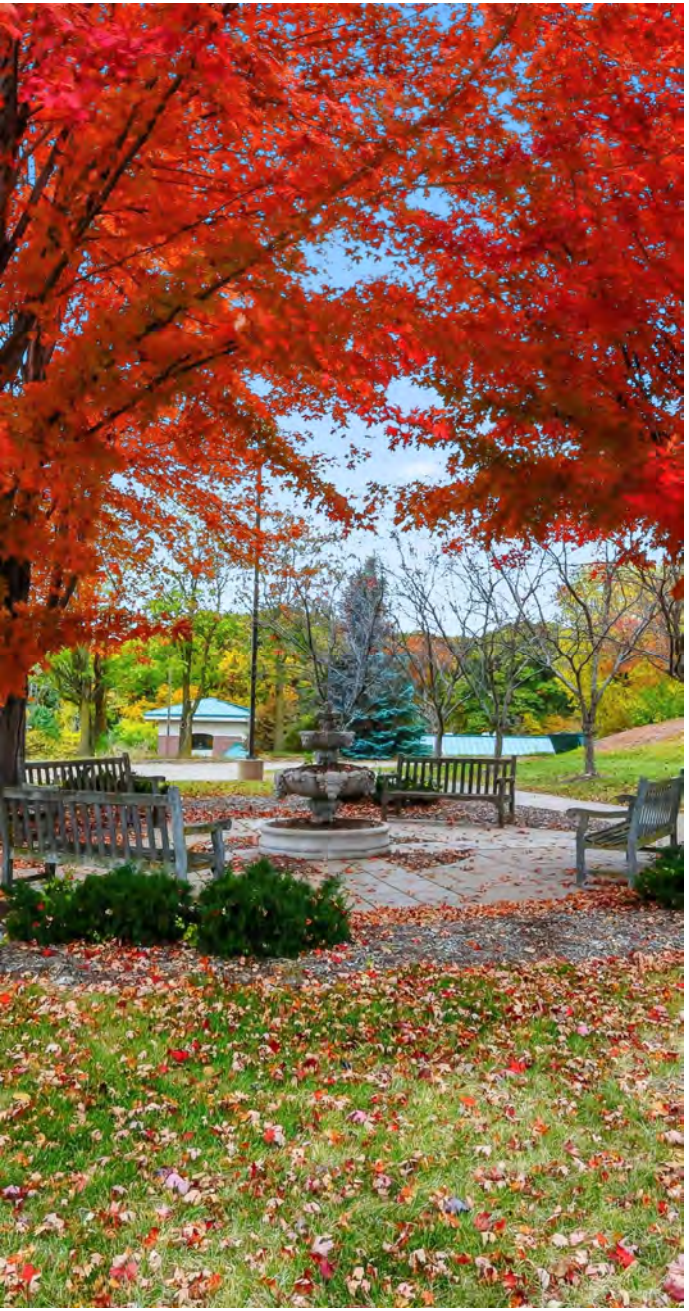
The largest group : $50,000 - $74,999 (17.46%)
The smallest group : $15,000 - $24,999 (6.82%)

Indicator	Value(%)
< $15,000	10.95
$15,000 - $24,999	6.82
$25,000 - $34,999	7.75
$35,000 - $49,999	13.83
$50,000 - $74,999	17.46
$75,000 - $99,999	13.59
$100,000 - $149,999	14.42
$150,000 - $199,999	8.01
$200,000+	7.18

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Infographic: Population Trends (Ring: 5 mile radius)

POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

129,201 Population	57,271 Households	40 Median Age
2.19 Avg Size Household	$64,581 Median Household Income	$160,932 Median Home Value
68 Wealth Index	130 Housing Affordability	63.9 Diversity Index

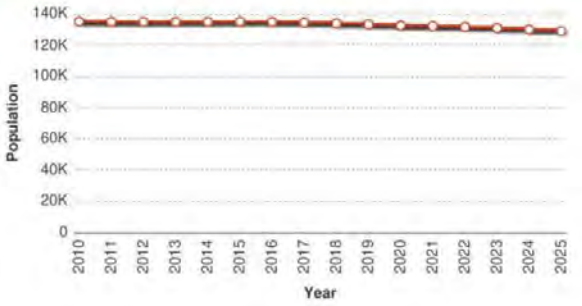
HISTORICAL & FORECAST POPULATION

2020-2026 Historic Growth Rate: -0.38%

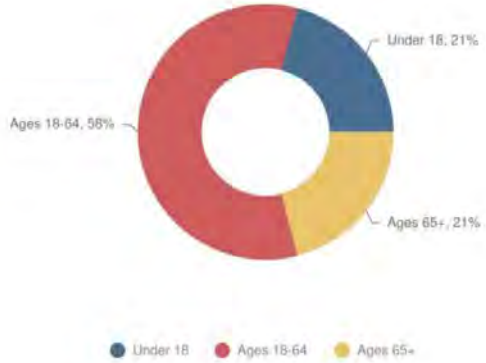
2026-2031 Forecasted Growth Rate: -0.37%

Household Population: 123,882

Population Density: 1,777



POPULATION BY AGE



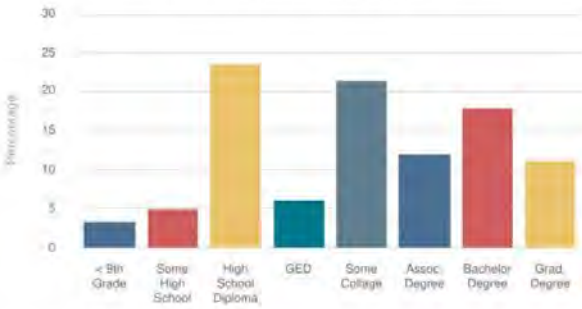
DAYTIME POPULATION

141,098 2026 Total Daytime Population	67,471 2026 Daytime Pop: Residents
73,627 2026 Daytime Pop: Workers	1,961 2026 Daytime Pop Density

POPULATION BY GENERATION

4.5% Greatest Gen: Born 1945/Earlier	19.93% Baby Boomer: Born 1946 to 1964	17.9% Generation X: Born 1965 to 1980
22.88% Millennial: Born 1981 to 1998	23.5% Generation Z: Born 1999 to 2016	11.29% Alpha: Born 2017 to Present

POPULATION BY EDUCATION



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Infographic: Lifestyle / Tapestry (Ring: 5 mile radius)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING

174,608,839	104,502,297	181,762,211	92,749,222	1,376,227,754
Meals at Restaurants	Apparel & Services	Entertainment/ Recreation	Home Services	Retail Goods

ANNUAL LIFESTYLE SPENDING

$141,672,710	$5,395,397	$3,001,124	$5,931,035	$49,830,988
Travel	Theatre/Operas/Concerts	Movies/Museums/Parks	Sports Events	Pets
$494,132	**$19,521,481**	**$29,744,050**	**$80,011,608**	**$7,106,494**
Online Gaming	Cash Gifts to Charities	Life/Other Insurance	Education	RV (Recreational Vehicles)

TAPESTRY SEGMENTS

K2

LifeMode Group: Suburban Shine
Middle Ground
11,173 Households
Household Percentage: 19.5%
Median Age: 39
Median Household Income: $72,418

K3

LifeMode Group: Suburban Shine
Loyal Locals
10,235 Households
Household Percentage: 17.9%
Median Age: 46.3
Median Household Income: $80,766

E3

LifeMode Group: Community Connections
Hometown Charm
10,076 Households
Household Percentage: 17.6%
Median Age: 35.9
Median Household Income: $53,246

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Market Overview

The Quad Cities is a dynamic family of communities on the Mississippi River where the river bends to run directly from east to west. This bi-state (IA/IL), multi-city region is the largest metropolitan area between St. Louis and Minneapolis on the upper Mississippi River.

The region lies within a 300-mile radius of 37 million people with close access to major markets.

The QC ranks at the top of the list for quality of life, cost of living and best place for business. When you choose the Quad Cities, you'll benefit from a dynamic region in the heart of America with competitive business costs and advantages with a Midwestern lifestyle and access to a skilled workforce.



QUAD CITIES REGION
POPULATION DATA

474,000
POPULATION (2024)

43%
POST-SECONDARY
EDUCATION (2023)

564,090
LABORSHED WORKFORCE (2024)

87%
HIGH SCHOOL DIPLOMA
OR HIGHER (2023)

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