



Property Highlights

- Approximately 24,974 SF (two condos) of retail or office space located at popular King Plaza Shopping Mall
- Situated off highly traveled Avenue of the Cities
- Within walking distance from many neighborhood rooftops and commercial properties
- Property features large parking lot, building signage, front door entrance, rear access, and loading dock
- Interior features large open area (former gym) and former (shoe store)
- **3624 (±16,812 SF available):** Dimensions are approximately 107 feet by 137 feet with 15-foot ceilings, 13-foot clear height
- **3636 (leased):** Delivers in-place rental income with an active tenant
- King Plaza offers a very strong neighboring mix: Subway, Starbucks, Walgreens, Dollar General, CVS Pharmacy, Jimmy John's and more all within walking distance, and convenient public transportation

High-Profile Shopping Ctr.

3624-3636 Avenue of the Cities
 Moline, Illinois 61264

FOR SALE	\$949,000
SQ. FT.	24,974 SF

Details

Parcel	17-03-312-001
Location	King Plaza Shopping Mall
Taxes	\$31,570.36 (2024)
Zoning	B-3
Year Built	1960

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