



**3624-3636 Avenue of the Cities**  
 Moline, Illinois 61265

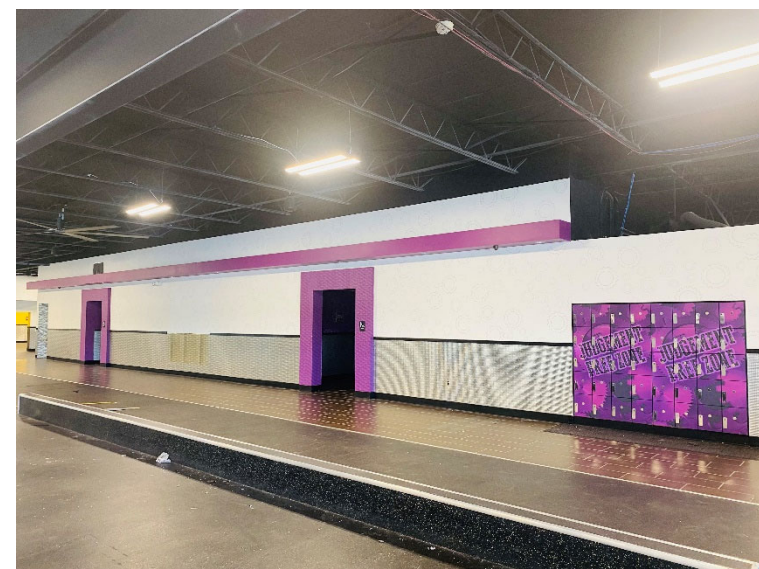
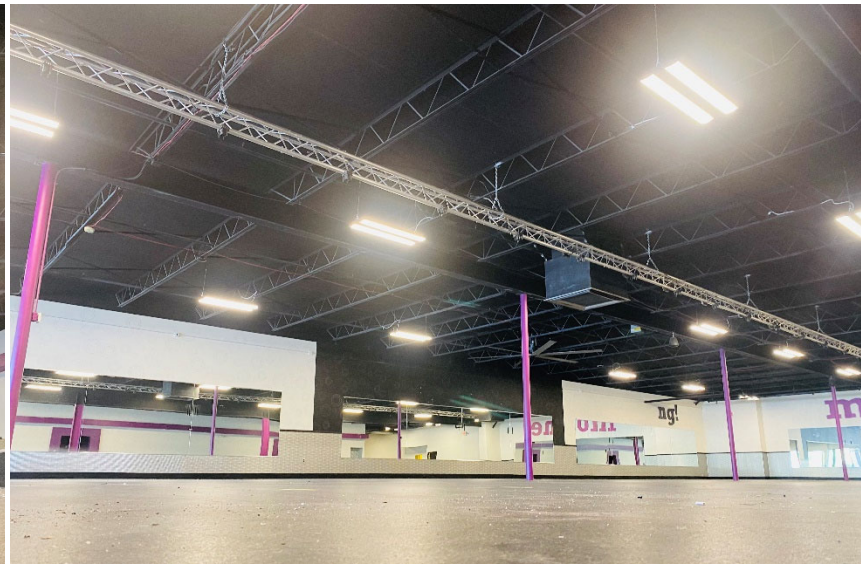
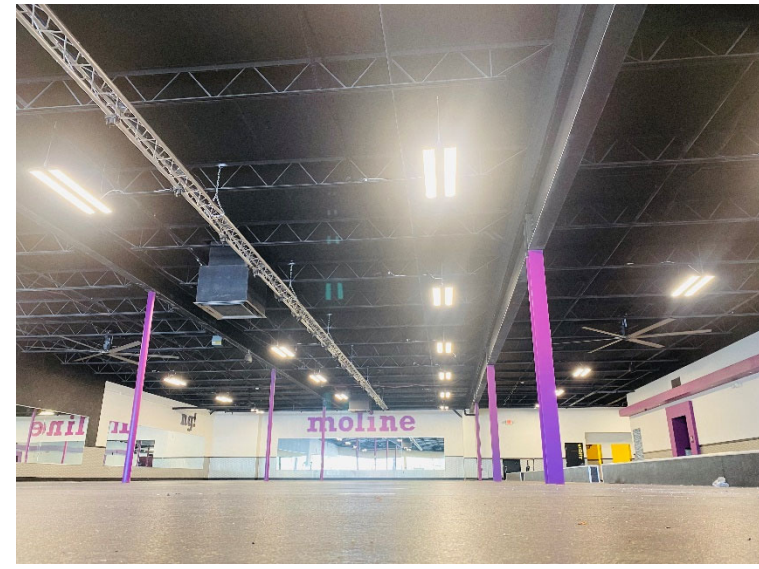
**Property Features:**

- Approximately 23,225 SF 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) ideal for fitness, locker rooms, IT room and individual rooms formerly used for tanning
- 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

**DETAILS:**

AVAILABLE SF:	23,225 SF
PRICE PER SQUARE FOOT:	\$9.00 PSF
TOTAL OPERATING EXPENSES:	\$4.00 PSF
LOCATION:	KING PLAZA SHOPPING MALL
PARKING:	LARGE LOT
LOADING DOCK:	YES
SIGNAGE:	BUILDING
BEST/PRACTICAL USE:	FITNESS/BIG BOX RETAIL/RETAIL/OFFICE









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