



3624-3636 Avenue of the Cities
Moline, Illinois 61265

Property Features:

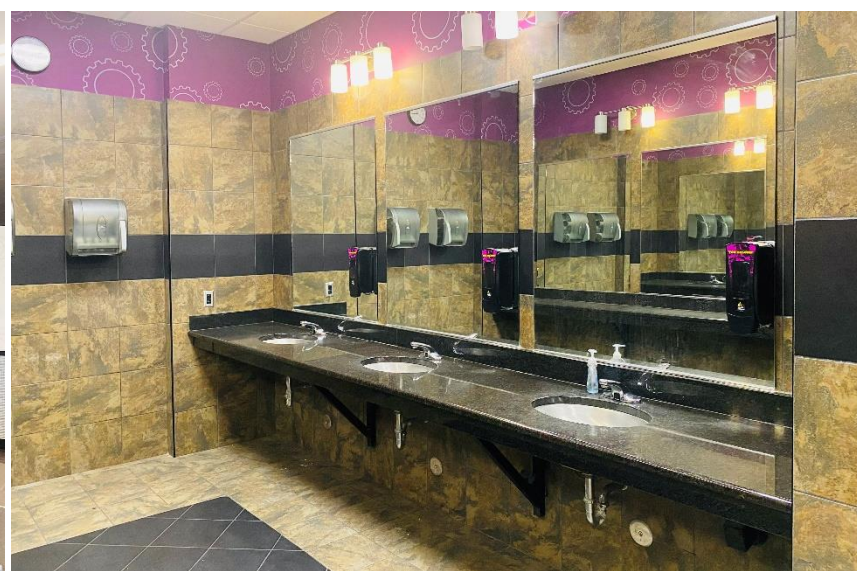
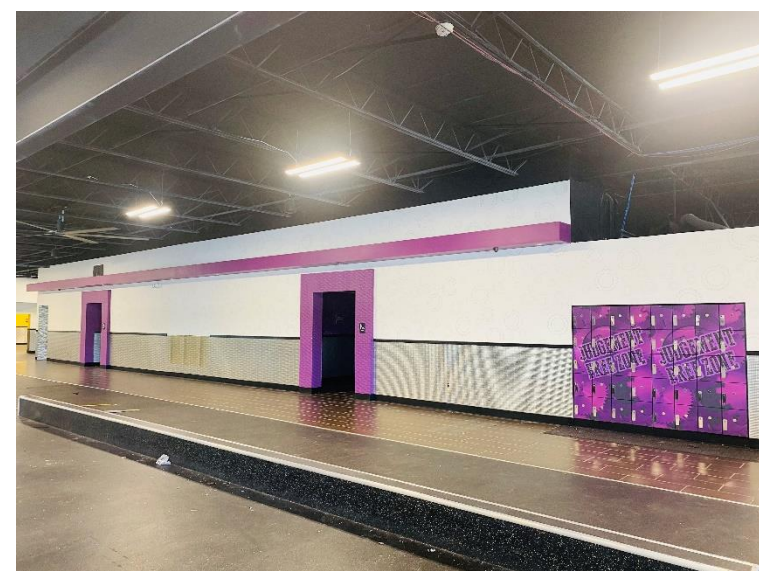
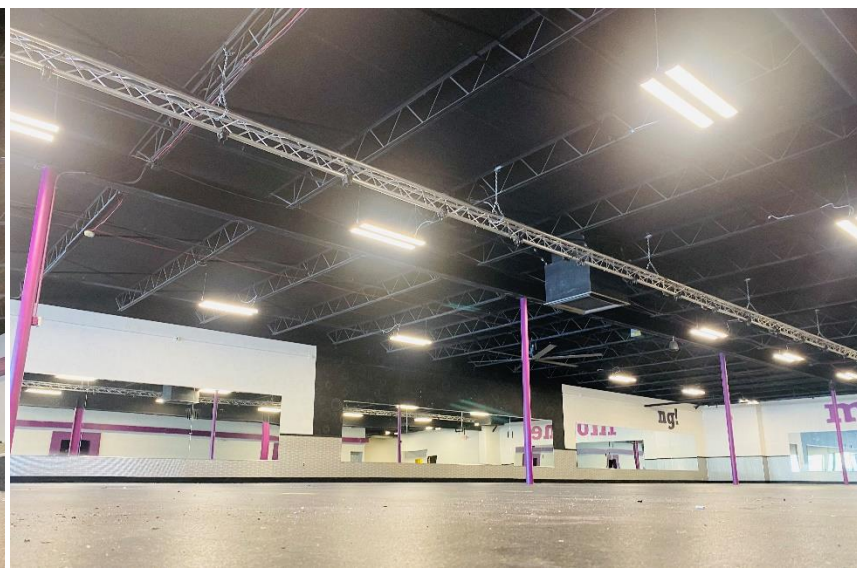
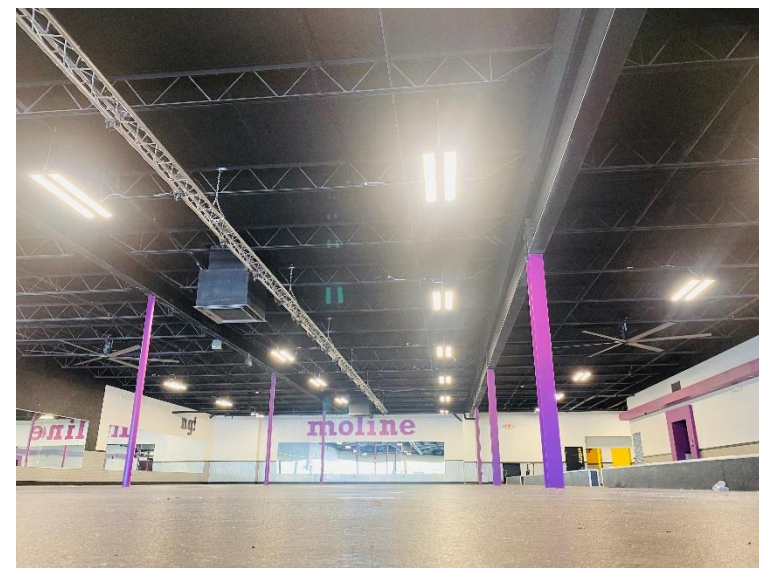
- Approximately 24,974 SF of retail or office space located at popular King Plaza Shopping Mall.
- Situated off highly traveled Avenue Of The Cities
- Within walking distance from many neighborhood rooftops and commercial properties.
- Property features large parking lot, building signage, front door 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.
- Dimensions for 3636 are approximately 37 by 138 feet. Dimensions for 3624 are approximately 107 feet by 137 feet with 15-foot ceilings (13-foot clear height.)
- 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:

Parcel Number:	17-03-312-001
Year Built:	1960
Available SF:	27,823 (2 Condos)
Taxes (2022):	\$49,096.00
Acres:	1.95
Location:	King Plaza Shopping Mall
Parking:	Large Lot
Loading Dock:	Yes
Signage:	Building
Best/Practical Use:	Fitness/Big Box Retail/Retail/Office

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.

UPDATED: 8/01/22





SHAWN LANGAN

Vice President/Director

DIRECT: 563.823.5113

CALL OR TEXT: 563.343.6597

EMAIL: slangan@ruhlcommercial.com



PETE HADJIS

Commercial Sales Associate

OFFICE: 563.355.4000

CALL OR TEXT: 319.640.0527

EMAIL: phadjis@ruhlcommercial.com