



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

**Property Features:**

- Approximately 5,320 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 shoe store) ideal for retail, two bathrooms, and larger individual areas ideal for additional retail, offices, or storage
- 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:	5,320 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:	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](mailto:slangan@ruhlcommercial.com)



**PETE HADJIS**

Sales Manager/Vice President

OFFICE: 563.355.4000

CALL OR TEXT: 319.640.0527

EMAIL: [phadjis@ruhlcommercial.com](mailto:phadjis@ruhlcommercial.com)