



LH 3912 38th Avenue
Moline, Illinois 61265

Property Features:

- Approximately 2,065 SF retail suite in Deere Plaza Center available for Sub-Lease
- Current use is ice cream/coffee parlor, but ideal for any quick service restaurant, or retail space
- Deere Plaza Center provides high exposure off John Deere Road (approximately 36,400 average daily traffic count)
- Suite provides ample front door parking, with open dining concept, kitchen area, two bathrooms, storage
- Easy access to John Deere Road and I-74
- Neighboring tenants include Walmart Supercenter, Lowes, and Chick-Fil-A
- All FF&E available for purchase

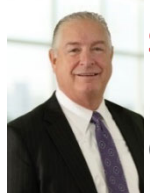


DETAILS:

AVAILABLE SF:	2,065 SF
PRICE PER SQUARE FOOT:	\$12.00 SF NNN
TOTAL OPERATING EXPENSES PER SF:	\$4.00
PARKING:	AMPLE
LOCATION:	DEERE PLAZA RETAIL CENTER
SIGNAGE:	BUILDING
IDEAL USE:	TURN-KEY QUICK SERVICE RESTAURANT

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UPDATED: 8/01/22



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