Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Property Highlights

- Very visible retail location on the SE corner of John Deere Rd. and 41st Street with a high traffic count
- Completely renovated in 2022 with new façade and 2 drive-thrus
- Adjacent to Super Walmart, Lowe's, Carpetland, Blackhawk Bank, Panera, Culver's and QC Family Entertainment Center
- Available for immediate occupancy
- Anchored by Hungry Hobo, Hotworx and coming soon is Makenna Koffee
- Landlord provides vanilla shell finish
- Potential grease trap available

High Profile Retail Space

4105 44th Avenue, Moline, IL

FOR LEASE	$27.00 PSF NNN
SUITE SIZE	987 SF

Details

Operating Expenses	$8.42 PSF
Total Monthly Expense	$2,913 + utilities
Zoning	B-4

For more information, please contact:



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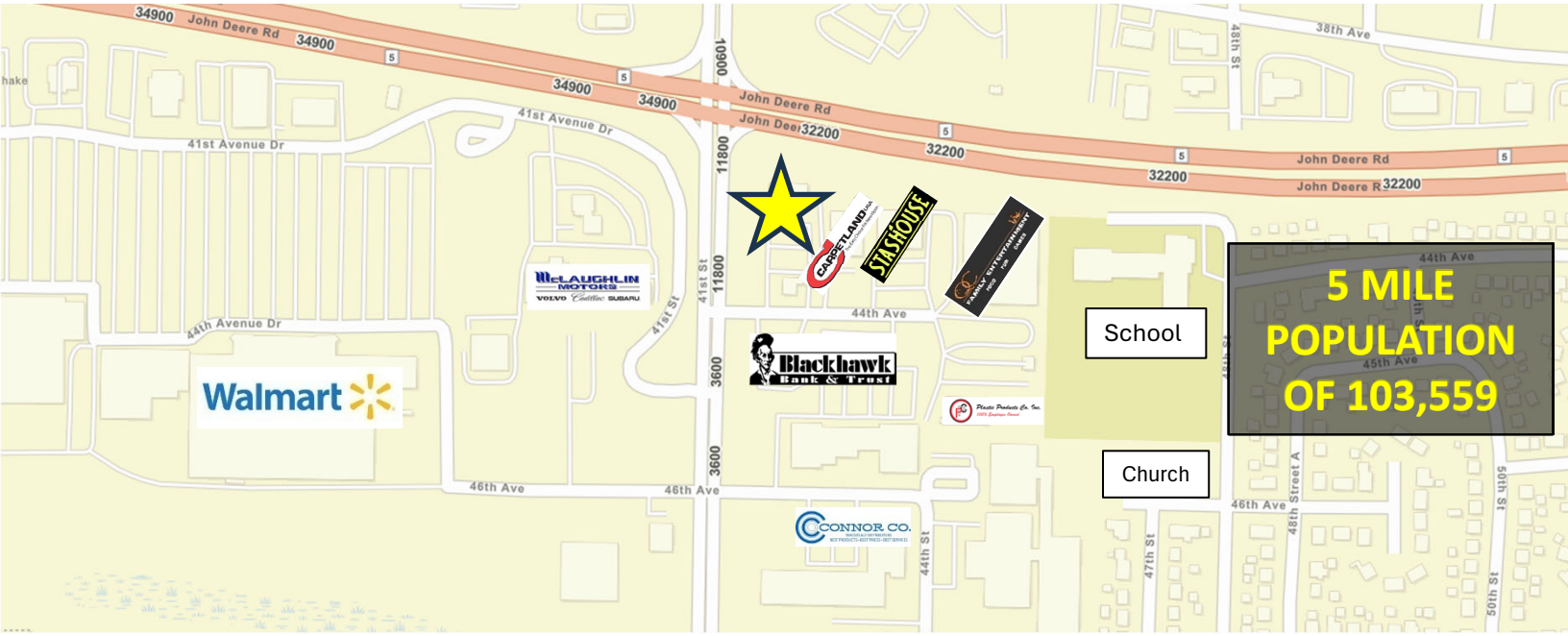
NAI Ruhl Commercial Company

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For Lease

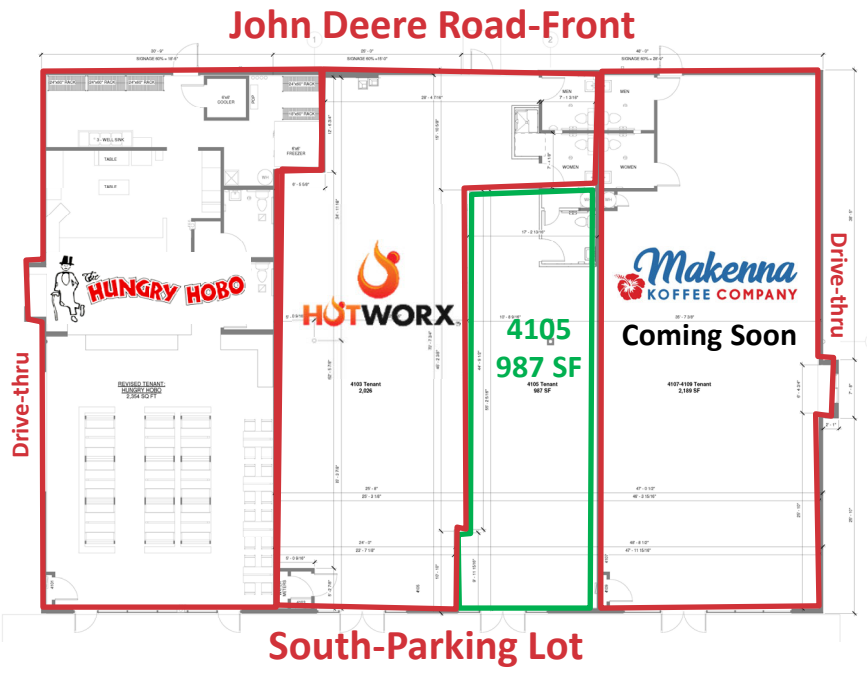
987 SF

High Profile Retail Space









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