



4200 BLACKHAWK RD #2 ROCK ISLAND, IL 61201
\$16.50/SF, NET

PROPERTY FEATURES

- 1,200 SF OF HIGH QUALITY, NEW CONSTRUCTION RETAIL SPACE
- LOCATED OFF HIGHLY TRAVELED BLACKHAWK ROAD
- OFFERS GREAT VISIBILITY WITH APPROXIMATELY 23,300 VPD
- STRONG CO-TENANT MIX WITH NATIONAL CHAIN DOMINOS PIZZA
- NEIGHBORING TENANTS INCLUDE JIMMY JOHN'S, PICKERMAN'S, PRO-CLEAN WASH AND MORE
- STRONG DEMOGRAPHICS WITH A 5 MILE POPULATION OF 118,869
- AMPLE FRONT DOOR PARKING, AND ADA ACCESSIBLE. CALL LIST AGENT FOR SHOWING INSTRUCTIONS
- ESTIMATED TOTAL MONTHLY RATE WITH OPERATING EXPENSES: \$2,700/MONTH



DETAILS

AVAILABLE SF:	1,200 SF
CLASS:	C
LEASE/SF:	\$16.50/SF, NNN
OPERATING EXPENSES:	\$7.50/SF
LOCATION:	OFF HIGHLY TRAVELED BLACKHAWK RD
PARKING:	AMPLE FRONT DOOR PARKING
BEST/ PRACTICAL USE:	HIGH PROFILE RETAIL, RESTAURANT, BAR, TAKEOUT & MORE

CALL OR TEXT: 563.484.4151
 OFFICE: 563.355.4000
 EMAIL: slangan@ruhlcommercial.com
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5 MILE
POPULATION
OF 118,869

BLACKHAWK RD - 23,300 VPD

52ND AVE - 16,300 VPD

U-HAUL

DOLLAR GENERAL

SUBWAY

goodwill

Heritage
CHURCH



PICKERMAN'S
SOUP & SANDWICH SHOP



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