



4301-4311 44th Ave
Moline, Illinois 61265

Property Features

- Newly renovated building
- Anchored by New Revolution Dispensary
- High Profile John Deere Road location
- 12,060 SF Building
- Large pylon signage available
- Suites may be combined
- 54 parking spaces
- 66,000 Vehicles per day traffic counts
- 200 Amp electrical service
- 1.69 Acres
- Property taxes \$34,999 (2022)



Details		
Suite 4307	2,010 SF	\$24.00 PSF NNN
Suite 4309	2,448 SF	\$23.00 PSF NNN
Suite 4311	1,572 SF	\$27.00 PSF NNN (Drive Through)



*Brokers are shareholders in Building Ownership, LLC

John G. Ruhl

President/Designated Managing Broker

call or text: 563.320.5488

email: jruhl@ruhlcommercial.com



John J. Corelis

Senior Vice President

call or text: 309.721.1064

email: john.corelis@gmail.com

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UPDATED: #####

5111 Utica Ridge Road
Davenport, IA 52807
563 355 4000

ruhlcommercial.com

