



4402 16TH STREET, MOLINE, IL
\$15.00 PSF NNN

PROPERTY FEATURES

- Space Available for Sub-Lease
- Property is 2,475 SF with a 660 SF Patio
- Endcap Located in The Shoppes at SouthPark, and within Walking Distance to SouthPark Mall
- Property Features Open Dining Area, Open Kitchen with Hood, Walk-in Cooler, Commercial Dishwasher, and Sinks
- Two Bathrooms, Small Office, and Storage area. Situated off John Deere Road, with Traffic Counts of 35,500 Vehicles Per Day
- Strong Retail Corridor with many Dining and Retail Store Options



CALL OR TEXT: 563.484.4151
 OFFICE: 563.355.4000
 EMAIL: slangan@ruhlcommercial.com
 phadjis@ruhlcommercial.com

DETAILS	
AVAILABLE SF:	2,475 SF WITH 660 SF PATIO
PRICE PER SF:	\$15.00 PSF NNN
TOTAL OPERATING EXPENSES:	\$8.29 PSF
LOCATION:	SHOPPES AT SOUTHPARK
PARKING:	LARGE LOT
BEST USE:	RESTAURANT/BAR/RETAIL

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SHAWN LANGAN
 Vice President/Director
 DIRECT: 563.823.5113
 CALL OR TEXT: 563.343.6597
 EMAIL: slangan@ruhlcommercial.com



PETE HADJIS
 Vice President
 OFFICE: 563.355.4000
 CALL OR TEXT: 319.640.0527
 EMAIL: phadjis@ruhlcommercial.com