Ruhl Commercial Company



## For Lease 1,600 SF \$14.00 PSF NNN

## 445 Avenue of the Cities East Moline, Illinois 61244

## **Property Features:**

- 1,600 SF of retail or office space located off highly traveled Avenue Of The Cites.
- Property also features large parking lot, building, monument, and pylon signage.
- Front door and rear entrance.
- Great location surrounded by a strong mix of retail and residential in the area, and convenient public transportation location.
- Within walking distance to many retail building and neighborhood rooftops including Ridgewood Shopping center and Ridgewood Towers.
- Former Allstate insurance office currently features reception area, multiple offices, and restroom.



Details:	
Available SF:	1,600 SF
Price Per Square Foot:	\$14.00 PSF NNN
Total Operating Expenses:	\$7.50 PSF
Location:	Off highly-traveled Avenue of the Cities
Parking:	Large Lot
Best/Practical Use:	Retail And Office Users



5111 Utica Ridge Road Davenport, IA 52807 563 355 4000 **ruhlcommercial.com** 

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