



LH 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



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



PETE HADJIS
 Commercial Sales Associate
 OFFICE: 563.355.4000
 CALL OR TEXT: 319.640.0527
 EMAIL: phadjis@ruhlcommercial.com