Ruhl Commercial Company
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Property Highlights

- Newly zoned as B-3 to accommodate a range of uses, including restaurants, retail spaces, and office buildings
- Situated just off the heavy-traffic John Deere Road, the property enjoys outstanding visibility with approximately 36,000 vehicles passing by daily
- Spanning 40,546 square feet, it is ideally located near the Quad Cities International Airport, John Deere World Headquarters, and a host of major retailers such as Walmart Supercenter, Lowe's, Menards, Farm & Fleet, Dick's Sporting Goods, and PetSmart
- This prime location makes it a highly attractive opportunity for developers and investors
- The rezoning, backed by Ordinance No. 3004-2024, aligns with Moline's strategic plan for expanding commercial growth in this area
- For those with a creative vision, the potential to restore the property's miniature golf course offers a unique addition to this already promising investment

Prime Location Development

5000 38th Avenue, Moline, Illinois

FOR SALE	$99,500
LOT SIZE	0.93 ACRES

Details

Parcel	17-14-102-005
Price per SF	$2.46 PSF
Taxes	$9,599.20 (2023)
Zoning	B-3, Accommodate a range of uses—retail, restaurant & office

5111 Utica Ridge Road | Davenport, Iowa 52807 563-355-4000 ruhlcommercial.com Ruhl Commercial Company

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LANGAN & HADJIS

For Sale

0.93 Acres

Prime Location for Development



Tapestry Profile

5000 38th Ave, Moline, Illinois, 61265 | Ring of 5 miles

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THE SCIENCE OF WHERE

44,056
Households

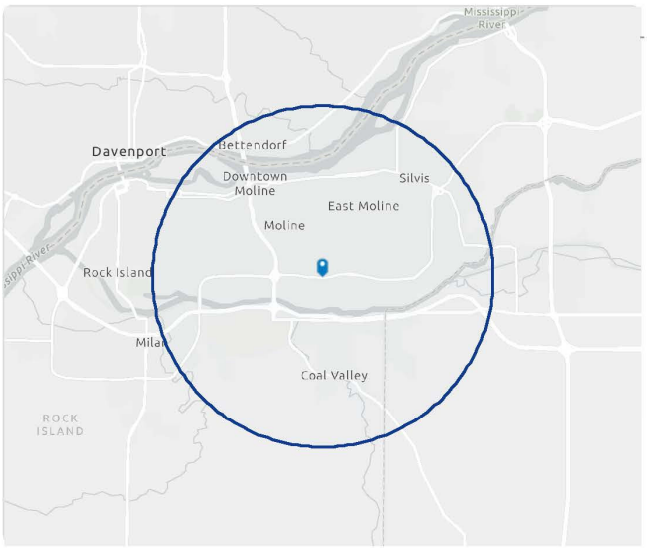
40.9
Median Age

16,628
2026 Pop Age 25+: High School Diploma

$165.1K
Median Home Value

2.4
Home Value to Income Ratio

Median home value divided by median household income



KEY FACTS

100,145
Population

40.9
Median Age

2.2
Average Household Size

$68,561
Median Household Income

BUSINESS

54,855
2026 Total Employees (NAICS)

3,417
2026 Total Businesses (NAICS)

Tapestry

Top 5 segments by household count

K3 Loyal Locals >	9,514 | **21.6%**
K2 Middle Ground >	9,280 | **21.1%**
E3 Hometown Charm >	7,390 | **16.8%**
K1 Legacy Hills >	4,301 | **9.8%**
I3 Heartland Communities >	3,532 | **8.0%**
Other	10.0K | **22.8%**

Loyal Locals accounts for 21.6% of households in the area which is **18.8% higher** than the U.S.

View comparison table



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