Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Property Highlights

- **For Sale or Lease:** Approximately 20,000 SF Class A freestanding office building offered at $3,195,000 for sale or $12.95/SF NNN for lease.
- **Modern Office Facility:** Built in 2016 with a functional layout featuring open work areas, private offices, break room, restrooms, storage, and support areas.
- **Expansive Parking:** Large on-site parking lot accommodates employee and visitor parking, ideal for office users with substantial staffing requirements.
- **Excellent Visibility:** Prominent location along Avenue of the Cities with approximately 21,100 vehicles per day and building signage opportunities.
- **Generous Site:** Situated on approximately 3 acres with convenient access to I-74, surrounding retail, restaurants, and area amenities.
- **Flexible Occupancy:** Avadyne currently occupies approximately 10,000 SF under a lease expiring August 31, 2028. Tenant has indicated the ability to vacate within approximately 30 days of an executed transaction, subject to agreement, providing potential for near-term full-building occupancy.
- **Versatile User Potential:** Well-suited for corporate headquarters, professional services, healthcare administration, call centers, and office operations.

Class A Office Space

5320 22nd Avenue, Moline, IL

FOR SALE	$3,195,000
FOR LEASE	$12.95 PSF NNN

Details

Building Size	20,000 SF
Parcel / Lot Size	17-02-300-005 / 3 Acres
Sale Price per SF (Sale)	$159.75
Operating Expenses (Lease)	$7.95 PSF
Est. Monthly Total (Lease)	$34,833.33
Taxes	$67,545.28 (2025)
Zoning	B-3
Year Built	2016

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS

For Sale or Lease

20,000 SF

Class A Office Space





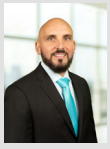


Property Highlights

- **Lease Economics:** 2026 budgeted operating expenses of $7.95/SF, for an estimated combined base rent and operating expense rate of $20.90/SF annually, subject to reconciliation.
- **Zoned B-3 Commercial**: The property is well-suited for corporate headquarters, professional services, healthcare administration, call centers, and other permitted commercial uses.



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS

For Sale or Lease

20,000 SF

Class A Office Space



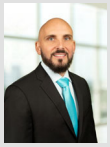








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Demographic Analysis

Infographic: Key Facts (Ring: 5 mile radius)

KEY FACTS

114,702
Population

40.8 Median Age

2.23
Average Household Size

49,832
Total Households

EDUCATION

4.69%	0%	20.23%	30.97%
No High School Diploma	High School Graduate	Some College	Bachelor's/ Grad

BUSINESS

4,071
Total Businesses

65,805
Total Employees

EMPLOYMENT

7,876
Retail Trade Employees

3,520
Finance/Ins/Real Estate Emp

7,599
Manufacturing Employees

5,226
Eating & Drinking Employees

3.9% Unemployment Rate

INCOME

$71,920
Median Household Income

$40,711
Per Capita Income

$234,362
Median Net Worth

Households by Income

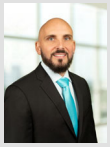
The largest group : $50,000 - $74,999 (17.09%)
The smallest group : $15,000 - $24,999 (5.86%)

Indicator	Value(%)
< $15,000	8.56
$15,000 - $24,999	5.86
$25,000 - $34,999	6.78
$35,000 - $49,999	13.58
$50,000 - $74,999	17.09
$75,000 - $99,999	14.81
$100,000 - $149,999	15.97
$150,000 - $199,999	9.43
$200,000+	7.92

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Demographic Analysis

Infographic: Population Trends (Ring: 5 mile radius)

POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

114,702 Population	49,832 Households	40.8 Median Age
2.23 Avg Size Household	$71,920 Median Household Income	$175,898 Median Home Value
75 Wealth Index	134 Housing Affordability	62.9 Diversity Index

HISTORICAL & FORECAST POPULATION

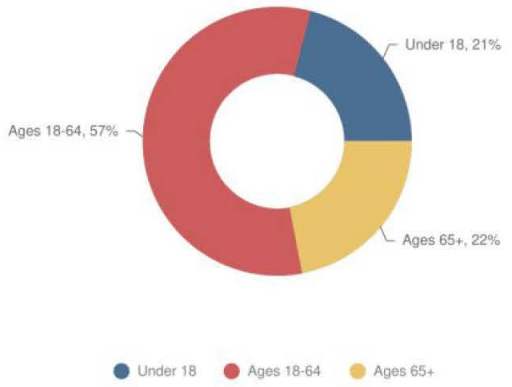
2020-2026 Annual Growth Rate: -0.48%

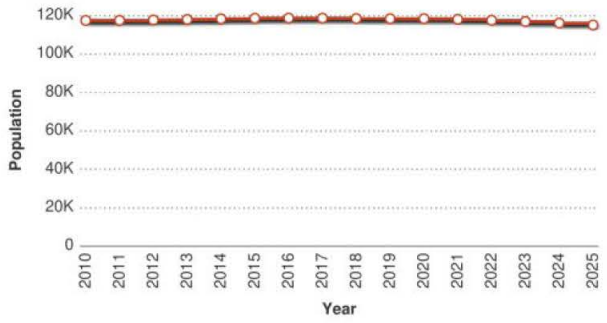
2026-2031 Annual Growth Rate (forecast): -0.26%

2031 Household Population (forecast): 109,611

Population Density: 1,587

POPULATION BY AGE





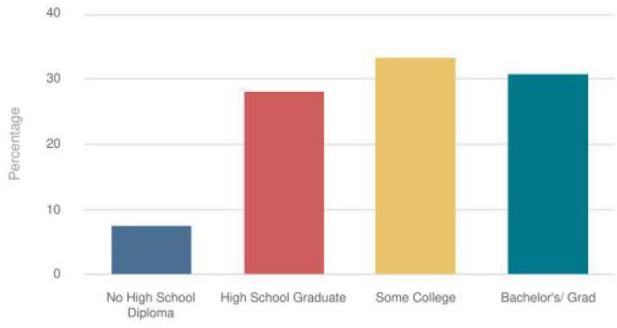
DAYTIME POPULATION

- 121,650 — 2026 Total Daytime Population
- 58,599 — 2026 Daytime Pop: Residents
- 63,051 — 2026 Daytime Pop: Workers
- 1,705 — 2026 Daytime Pop Density

POPULATION BY GENERATION

- G — 4.86% — Greatest Gen: Born 1945/Earlier
- B — 20.13% — Baby Boomer: Born 1946 to 1964
- X — 18.19% — Generation X: Born 1965 to 1980
- M — 22.42% — Millennial: Born 1981 to 1998
- Z — 22.96% — Generation Z: Born 1999 to 2016
- A — 11.45% — Alpha: Born 2017 to Present

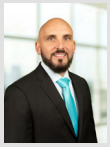
POPULATION BY EDUCATION



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Demographic Analysis

Infographic: Lifestyle / Tapestry (Ring: 5 mile radius)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING

$163.1M	$97.4M	$171.6M	$87.5M	$1.3B
Meals at Restaurants	Apparel & Services	Entertainment/ Recreation	Home Services	Retail Goods

ANNUAL LIFESTYLE SPENDING

$135,272,671 Travel	$5,067,274 Theatre/Operas/Concerts	$2,830,637 Movies/Museums/Parks	$5,698,039 Sports Events	$47,058,474 Pets
$454,677 Online Gaming	$18,901,320 Cash Gifts to Charities	$28,372,580 Life/Other Insurance	$75,326,543 Education	$6,897,975 RV (Recreational Vehicles)

TAPESTRY SEGMENTS

K2
LifeMode Group: Suburban Shine
Middle Ground
10,068 Households
Household Percentage: 20.2%
Median Age: 39
Median Household Income: $72,418

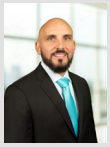
K3
LifeMode Group: Suburban Shine
Loyal Locals
9,981 Households
Household Percentage: 20%
Median Age: 46.3
Median Household Income: $80,766

E3
LifeMode Group: Community Connections
Hometown Charm
7,558 Households
Household Percentage: 15.2%
Median Age: 35.9
Median Household Income: $53,246

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