Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Property Highlights

Positioned on the most scenic bend of the Mississippi River, this 4.67-acre site represents one of the last meaningful riverfront development opportunities in the Quad Cities. With sweeping water views, TIF approval, utilities in place, and Illinois EPA certification, the groundwork has been laid for transformative development.

Surrounded by The Bend district and expanding riverfront amenities, this site offers the opportunity to create a landmark project that defines the next chapter of Moline's waterfront.

- 4.67 Acres (203,418 SF) positioned directly on the scenic bend of the Mississippi River
  • Expansive river views with one of the most visually compelling waterfront settings in the Quad Cities
- Adjacent to The Bend redevelopment featuring hotels, convention center, retail, restaurants, entertainment venues, and The Rust Belt complex

Premier Land: Riverfront

5420 Old River Dr., Moline, IL

FOR SALE	$425,000
LOT SIZE	4.67 ACRES

Details

Parcel	08-26-303-001
Price per Sq. Ft.	$2.70/SF
TIF District	Yes
Taxes	$9,340.24 (2024)
Zoning	ORT: Office/Research Park & Tech

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

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS,OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. BROKERS ARE LICENSED IN ILLINOIS AND IOWA. UPDATED: 8/01/22

NAI Ruhl Commercial Company
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS

For Sale

4.67 Acres

Premier Riverfront Development Opportunity



- Easy access to I-74 with strong regional connectivity throughout QC
- Surrounded by parks, bike trails, marinas, and established riverfront amenities
- Illinois EPA Certified Clean – ready for redevelopment
- TIF approved by the City of Moline, offering potential development incentives
- Water and sewer utilities already located on site
- Property located within the floodplain







SHAWN LANGAN
Vice President/Director
o: 563-823-5113
c: 563-343-6597
e: slangan@ruhlcommercial.com



PETE HADJIS
Sales Manager/Vice President
o: 563-355-4000
c: 319-640-0527
e: phadjis@ruhlcommercial.com



CARRIE LAMB
Commercial Sales Associate
o: 563-823-5133
c: 815-716-0264
e: clamb@ruhlcommercial.com

NAI Ruhl Commercial Company
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS

For Sale

4.67 Acres

Premier Riverfront Development Opportunity

KEY FACTS

137,217
Population

40.1 Median Age

2.31
Average Household Size

57,676
Total Households

EDUCATION

4.38%	14.2%	19.61%	22.05%
No High School Diploma	High School Graduate	Some College	Bachelor's/ Grad

BUSINESS

4,960
Total Businesses

76,584
Total Employees

EMPLOYMENT

17,190
Retail Trade Employees

5,090
Finance/Ins/Real Estate Emp

8,186
Manufacturing Employees

6,290
Eating & Drinking Employees

3.8% Unemployment Rate

INCOME

$72,511
Median Household Income

$39,871
Per Capita Income

$200,839
Median Net Worth

Households by Income

The largest group : $100,000 - $149,999 (18.55%)
The smallest group : $15,000 - $24,999 (6.17%)

Indicator	Value(%)
< $15,000	8.47
$15,000 - $24,999	6.17
$25,000 - $34,999	8.48
$35,000 - $49,999	12.52
$50,000 - $74,999	15.5
$75,000 - $99,999	14.57
$100,000 - $149,999	18.55
$150,000 - $199,999	8.69
$200,000+	7.06



SHAWN LANGAN
Vice President/Director
o: 563-823-5113
c: 563-343-6597
e: slangan@ruhlcommercial.com



PETE HADJIS
Sales Manager/Vice President
o: 563-355-4000
c: 319-640-0527
e: phadjis@ruhlcommercial.com



CARRIE LAMB
Commercial Sales Associate
o: 563-823-5133
c: 815-716-0264
e: clamb@ruhlcommercial.com

NAI Ruhl Commercial Company
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS

For Sale

4.67 Acres

Premier Riverfront Development Opportunity

POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

137,217	57,569	40.1
Population	Households	Median Age
2.31	$72,511	$184,807
Avg Size Household	Median Household Income	Median Home Value
82	134	59.1
Wealth Index	Housing Affordability	Diversity Index

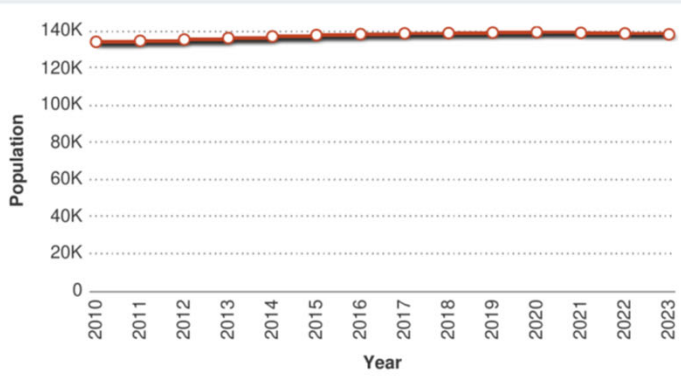
HISTORICAL & FORECAST POPULATION

2019-2024 Historic Growth Rate: -0.37%

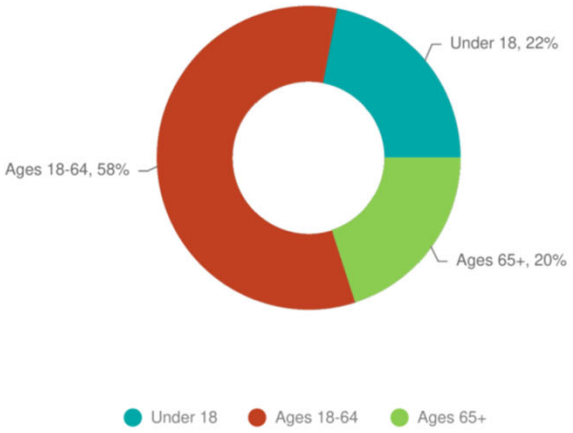
2024-2029 Forecasted Growth Rate: -0.4%

Household Population: 131,081

Population Density: 1,720



POPULATION BY AGE



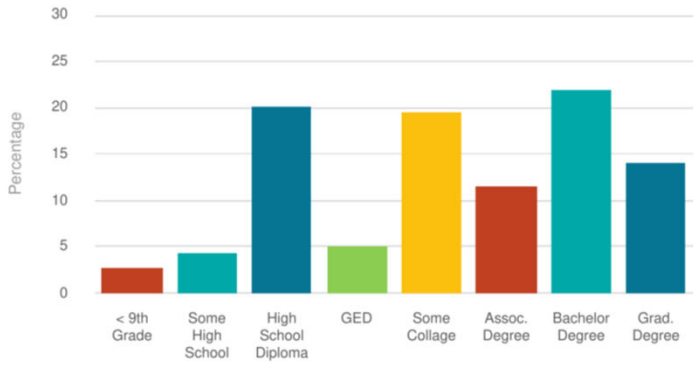
DAYTIME POPULATION

141,655	68,903
2024 Total Daytime Population	2024 Daytime Pop: Residents
72,752	1,804
2024 Daytime Pop: Workers	2024 Daytime Pop Density

POPULATION BY GENERATION

5.75%	20.41%	18.63%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
22.38%	23.47%	9.36%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

POPULATION BY EDUCATION





SHAWN LANGAN
Vice President/Director
o: 563-823-5113
c: 563-343-6597
e: slangan@ruhlcommercial.com



PETE HADJIS
Sales Manager/Vice President
o: 563-355-4000
c: 319-640-0527
e: phadjis@ruhlcommercial.com



CARRIE LAMB
Commercial Sales Associate
o: 563-823-5133
c: 815-716-0264
e: clamb@ruhlcommercial.com

NAI Ruhl Commercial Company
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS

For Sale

4.67 Acres

Premier Riverfront Development Opportunity

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING

179,228,248	116,002,970	201,016,340	107,572,105	1,600,585,072
Meals at Restaurants	Apparel & Services	Entertainment/ Recreation	Home Services	Retail Goods

ANNUAL LIFESTYLE SPENDING

$143,621,150	$3,541,698	$2,810,685	$6,137,611	$49,644,911
Travel	Theatre/Operas/Concerts	Movies/Museums/Parks	Sports Events	Pets
$471,593	$32,087,930	$34,106,707	$83,447,873	$9,724,284
Online Gaming	Cash Gifts to Charities	Life/Other Insurance	Education	RV (Recreational Vehicles)

TAPESTRY SEGMENTS



5E

LifeMode Group: GenXurban
Midlife Constants
9,999 Households
Household Percentage: 17.37%
Average Household Size: 2.31
Median Age: 47
Median Household Income: $53,200



5D

LifeMode Group: GenXurban
Rustbelt Traditions
7,533 Households
Household Percentage: 13.09%
Average Household Size: 2.47
Median Age: 39
Median Household Income: $51,800



12B

LifeMode Group: Hometown
Traditional Living
5,998 Households
Household Percentage: 10.42%
Average Household Size: 2.51
Median Age: 35.5
Median Household Income: $39,300



SHAWN LANGAN
Vice President/Director
o: 563-823-5113
c: 563-343-6597
e: slangan@ruhlcommercial.com



PETE HADJIS
Sales Manager/Vice President
o: 563-355-4000
c: 319-640-0527
e: phadjis@ruhlcommercial.com



CARRIE LAMB
Commercial Sales Associate
o: 563-823-5133
c: 815-716-0264
e: clamb@ruhlcommercial.com