NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

With Us, You're Never On Your Own



A Look at the QC Market

NAI Ruhl Commercial Company has released its 2026 Commercial Real Estate Market Report, providing a comprehensive look at current conditions and trends shaping the Quad Cities region. The report finds that while the market remains active, it has entered a more selective and disciplined phase compared to recent years. The report was presented on May 5th at the 11th annual Market Report Event at the Rhythm City Casino in Davenport, Iowa.







Download the Report

The report draws on local transaction activity, broker insight, and current market data across industrial, retail, office, and land sectors.

Higher construction and operating costs, tighter lending conditions, and a widening gap between buyer and seller expectations are contributing to longer transaction timelines and increased complexity in deal-making.

NAI Ruhl Commercial Company is the only company in this region to produce a report of this kind. To see this year's full Market Report, visit www.ruhlcommercial.com.



For Occupiers, Optionality is Key



Given market uncertainty, commercial tenants are prioritizing more flexible lease options—shorter terms, expansion and contraction rights, and creative sublease structures. With contingency planning front and center, numerous contract options are now widely desired.

Find out how to balance landlord constraints with tenant needs.

Notable Sales Lately

Two prominent and historic office tower properties in the Quad Cities have been acquired by a national real estate investment firm, marking a significant transaction in the regional commercial market. The Time Bank buildings in Davenport and Bettendorf were sold to the Avalair Group, a privately held vertically integrated real estate company.

Avalair Group was represented in the acquisition by Charlie Armstrong, SIOR, and Alex Kelly of NAI Ruhl Commercial Company. Charlie Armstrong, SIOR, commented, "These are significant, iconic trophy assets within the Quad Cities and we were proud to represent Avalair Group in the acquisition of these outstanding properties." Read more>>





Other transactions we were recently a part of with these new businesses include:

- BrickStone Kitchen-Bar in Eldridge (Alex Kelly)
- Open Bay Auto QC in East Moline (Ethan Simons)

Of our own brokers was named to the Midwest Commercial Real Estate (CRE) Hall of Fame for 2025 by Midwest Real Estate News.

Charlie Armstrong, SIOR is part of the 16th class of the Midwest Commercial Real Estate Hall of Fame, a distinguished group of 45 real estate professionals who have made a difference in their industry and communities.

This Hall of Fame honor recognizes the steady impact he has made throughout his career. Charlie recently celebrated his 25th anniversary with NAI Ruhl Commercial.

Link to the Publication (Pg. 20)





Client Testimonial

"Rick Schaefer is an absolute professional with excellent communication & follow-up."

--Matt Froeschle, Heartland Fire & Security

Recent Closings



LEASED
Industrial
1007 W. 12th Ave. Ct.
Milan, IL - Listed by Charlie Armstrong, SIOR



SOLD
Investment
1730 2nd Avenue
Rock Island, Illinois / Listed & Sold by Langan & Hadjis Team



SOLD
Event Center
116 E. Bryant Street
Walcott, Iowa
Listed by Ethan Simons



SOLD
Office
1050 36th Ave., Moline
Listed by Langan & Hadjis Team & Sold by Alex Kelly



SOLD
Retail
1601 W. 3rd Street
Davenport, Iowa
Listed by Ethan Simons



SOLD
Office
131 W. 2nd St., Unit B,
Davenport, IA / Listed & Sold by Langan & Hadjis Team

Have a property you need sold or leased? Contact Us

Recent New Listings



ENDCAP RETAIL
2480 53rd Avenue
Bettendorf, IA
2,800 SF / $20.00 PSF
List Agent: Rick Weinstein

More Details



RETAIL/FLEX
1409 15th Street
Moline, IL / 6,692 SF
$300,000 or $5.50 PSF
List Agent: Ethan Simons

More Details



RETAIL/OFFICE
110 E. 50th Street,
Davenport / 7,960 SF
$695,000 List Agents: Langan & Hadjis Team

More Details

For even more listings, explore ruhlcommercial.com

Want to know about the latest newest listings? Click on the image to sign up to receive regular emails.





1st Quarter Award Winners

We're proud to celebrate the outstanding achievements of our team members!

These team members went above and beyond—whether it was ensuring tenant satisfaction, managing complex transactions, or supporting their clients.

Top Lister - Rick Schaefer
Top Closers - Langan & Hadjis Team (Shawn Langan, Pete Hadjis, Carrie Lamb)
Employee of the Quarter - Bre Voelkers for her work on the recent MLS database change

NAI Ruhl Commercial Company

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