



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

With Us, You're  
Never On Your Own

## October Commercial Real Estate Report

September saw a mixed performance across commercial real estate sectors. Office demand is slowly improving; multifamily remained relatively balanced; retail activity softened but continued to lead all property types in rent growth; and industrial activity stayed positive but slowed further as construction continued to outstrip demand. You can dive into each sector.

[Read the article>>](#)

## Flipping for Pancakes in Rock Island

NAI Ruhl Commercial Company is once again part of the journey for another restaurant to open a new location. Alex Kelly worked with seller of the building and the owners of Flips Pancake House on this new Rock Island location for their location restaurant chain.

Rock Island will make their fifth location at 2704 18th Avenue. They have two pancake houses in Bettendorf, IA, one in Davenport, IA and another in Moline, IL.



In addition to fluffy, mouthwatering pancakes, Flips has a full breakfast menu and a lunch menu with burgers, sandwiches, salads



and soups. Each of their pancake houses has a unique menu so you should visit each one.

The sign is officially up in Rock Island they are working on the interior. Watch their [Facebook page](#) for an opening date.

Of our own brokers was part of this year's class of 40 Under 40 honorees named by the Quad Cities Regional Business Journal. Jake Eikenberry, CCIM gave a few words of thanks at the dinner reception in September where fellow brokers, family and friends attended.

The 2025 class of this region's emerging leaders represented a wide number of workplaces, industries, organizations and career paths. The honorees were selected from dozens of nominations submitted by the nominees' colleagues, mentors, fellow board members, friends and family.

Jake also volunteers with the Bettendorf Rotary, John Deere Classic, local youth sports, and more.

[Link to the Publication](#)





## THANKSGIVING HOURS

Nov. 26: Closing at Noon  
Nov. 27: Closed  
Nov. 28: Closed

Happy Thanksgiving from all of us



## New Employee



We are pleased to now have Jeremy Klingaman as a part of our property maintenance team! Welcome! They are a busy team so another pair of hands is a great benefit for everything they do.



## Client Testimonial

"[Ethan Simons](#) put in the effort to get our property noticed on the market. He was always accessible and was delightful to work with. I would work with Ethan and NAI Ruhl Commercial Company again."

--Connie Champion

## Recent Closings



### LEASED

Office  
5000 Treamont, Davenport, Iowa  
Listed by Charlie Armstrong,  
SIOR & Alex Kelly



### LEASED

Retail  
3636 Avenue of the Cities  
Moline, Illinois / Listed & Sold by  
Langan & Hadjis Team



### LEASED

Retail - 901 E. Kimberly Rd.,  
Davenport. Listed & Leased by  
Rick Schaefer & Jake  
Eikenberry, CCIM



**LEASED**

Office  
2535 Tech Dr., Bettendorf  
Listed & Leased by Langan & Hadjis Team



**LEASED**

Office  
3800 Archer Drive  
East Moline, IL  
Listed & Sold by Ethan Simons



**LEASED**

Office  
1115 W. 3rd St., Davenport, IA  
Listed & Leased by Langan & Hadjis Team

Have a property you need sold or leased? [Contact Us](#)

## Recent New Listings



**AUTO DEALERSHIP**

520 W. Kimberly, Davenport  
17,486 SF / \$10.75 PSF  
Agents: Charlie Armstrong, SIOR  
& Rick Schaefer

[More Details](#)



**MIXED-USE**

1320 36th Avenue  
Moline, IL / 9,360 SF  
\$800,000 List Agents: Langan & Hadjis Team

[More Details](#)



**RETAIL/OFFICE**

520 W. 2nd Street  
Davenport, Iowa  
1,260 SF / \$1,522/mo.  
List Agent: Alex Kelly

[More Details](#)

For even more listings, explore [ruhcommercial.com](http://ruhcommercial.com)

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

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**NEW LISTING EMAILS**  
[SIGN UP NOW](#)

## 3rd 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 Closers and Top Listers - Langan & Hadjis Team (Shawn Langan, Pete Hadjis, Carrie Lamb)

Employee of the Quarter - Carol Luciani

*Notables of the Quarter*



**TOP CLOSERS & TOP LISTERS**  
Langan & Hadjis Team:  
Shawn Langan, Pete Hadjis, Carrie Lamb

**EMPLOYEE OF THE QUARTER**  
Carol Luciani  
for always willing to help  
and for being  
approachable for any  
concern you might have

**NAI Ruhl Commercial Company**

## Take the QC Survey

The Resident Sentiment Survey, in collaboration with Longwoods International, will gather community perspectives on tourism's vital role in the region. Feedback will help shape future strategies to ensure the visitor economy continues to benefit Quad Cities residents.

Participants will be entered to win a giveaway, including one \$150 gift card to a local restaurant or one of four \$25 QC Coffee Trail gift cards!

[Take the Survey](#)



**QUADCITIES**  
VISIT QUAD CITIES

Help shape the future of tourism in the QC  
5 participants will be randomly selected to win a gift card

**SHARE YOUR PERSPECTIVE**  
[SurveyQC.com](https://SurveyQC.com)

**NAI Ruhl Commercial Company**

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