NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

With Us, You're Never On Your Own



QUAD CITIES COMMERCIAL REAL ESTATE NAI RUHL COMMERCIAL COMPANY | OCTOBER 2026

UPDATE

Each year NAI Ruhl Commercial publishes the Quad Cities Region Commercial Real Estate Market Report to examine trends across the local market. As we enter the fourth quarter of 2026, this update looks at how the market has performed since the May 2026 report and what we are watching as we head into 2027.

INDUSTRIAL

- The QC industrial market remains fundamentally stable in 2026, though leasing and investment decisions have slowed due to higher borrowing costs, economic uncertainty, tariffs, and trade concerns.
- Demand continues for well-located, functional industrial properties, particularly in the underserved 5,000 to 50,000 sq. ft. segment, while older and less efficient buildings face longer marketing times.
- Industrial land remains one of the market's greatest challenges, with a limited supply of shovel-ready sites constraining business expansion and new development. At the same time, modern industrial facilities and large-scale development opportunities continue to attract interest, including from industrial and data center users.
- Power, natural gas, water, sewer, fiber and speed to market are becoming more important in site selection, particularly for large industrial and data center users.

OFFICE

- The QC office market has largely stabilized following years of post-pandemic adjustment, although a clear divide continues to emerge between high-quality suburban office properties and older Class B and C inventory.
- Tenants remain active but are increasingly focused on location, efficiency, flexibility, and move-in-ready space, reinforcing the continued flight to quality in well-positioned suburban centers while prompting businesses to right-size their footprints and favor smaller space requirements.
- Downtown properties continue to face challenges from shifting tenant preferences, but adaptive reuse and redevelopment initiatives are creating new opportunities for older assets.
- The market is expected to remain stable yet is growing more selective, with quality suburban properties performing well while older spaces rely on reinvestment, conversion and creative reuse to remain competitive.

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

A Closer Look at the Local CRE Market Entering Q4

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The Quad Cities commercial real estate market continues to demonstrate resilience. Higher interest rates, construction costs, and operating expenses have created a more cautious environment, resulting in longer decision-making timelines. Even so, demand remains steady for well-located, high-quality assets.

Commercial Market Update

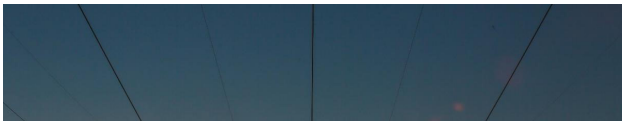
NAI Ruhl Commercial Company took part in the Quad Cities Regional Business Journal's Commercial Real Estate Symposium on October 7th. David Burke, CFO of Von Maur, spoke first about their site selection process for new store locations. The second half of the program was provided by five of the NAI Ruhl Commercial brokers. Pete Hadjis, Sales Manager/Vice President, gave an overview of the Quad Cities commercial real estate regional market. Then, he joined the panel of brokers as they answered questions about the market.



Brokers Pictured (l to r): Pete Hadjis, Tom Dalton, Shawn Langan, Charlie Armstrong, SIOR, Rick Schaefer

Watch for our article in the Oct. 19th print edition.

Is Power Access Better than Location?



"The expanding use of artificial intelligence and development of data centers to generate it are making access to power the new driver



of real estate value, the Urban Land Institute (ULI) and Heitman said in a new report." "Reliable access to power, transmission infrastructure and connectivity increasingly influences where development can occur and which markets attract investment."

Read the article and access the report>>

Meet Our New Broker

Anthony Corelis recently joined NAI Ruhl Commercial Company as a new Commercial Sales Associate.

Having begun his career in residential real estate, Anthony brings a strong foundation in client service and market knowledge to every commercial real estate transaction.

office phone: 563-823-5121
cell phone: 309-737-7835
email: acorelis@ruhlcommercial.com





Client Testimonial

Alex Kelly was friendly & professional and always followed up if I had a question. I would recommend NAI Ruhl Commercial.

-Kathy

Recent Closings



SOLD
Office
500 E. 3rd Street, Davenport, IA
Listed by Charlie Armstrong,



SOLD
Office
3325 W. Kimberly Road,
Davenport, IA



SOLD
Mixed Use
2120 4th Avenue
Rock Island, IL

SIOR & Rick Schaefer | Listed by Alex Kelly | Listed by Ethan Simons

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

Recent New Listings



OFFICE
5216 Sheridan Street
#120, Davenport, IA
1,518 SF / $12.00 PSF
List Agent: Ethan Simons

More Details



RETAIL STOREFRONT
219 E. 2nd Street
Davenport, IA
1,688 SF / $15.00 PSF
List Agent: Pete Stopulos

More Details



INDUSTRIAL
3805 Mississippi Ave.,
Davenport / 19,200 SF
$981,800 / $6.25 PSF Agent:
Charlie Armstrong, SIOR

More Details

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Meet Our New Team Members



Alyssa Zeimet



Jack Fitzgibbon