

Quad Cities Car Wash Sites Portfolio

Moline

Rock Island

Milan



4 Locations for Sale



Thomas P. Dalton

Broker Associate

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204 1st Avenue

Milan, Illinois 61264 (one of the sites)

All Properties Features

- 4 locations in the Quad Cities
- Great visibility and accessibility with prime locations, strategically positioned with maximum traffic flow in mind
- See following traffic count maps
- Commercial zoning in place
- Ideal re-development site for convenience store, dollar store, coffee shop, etc.
- Own a lucrative piece of real estate in a coveted location

Sites

- Moline (2)
- Milan
- Rock Island

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Summary of Car Wash Sites

Address	Lot Size	Zoning	Separate Asking Price
315 41 st Street Moline, IL 61265	3,576 SF	L-1 Light Industrial	\$290,000
204 1 st Avenue E Milan, IL 61264	2,432 SF	B-4	\$290,000
2503 16 th Street Moline, IL 61265	2,600 SF	B-2	\$500,000
2713 11 st Street Rock Island, IL 61201	3,848 SF	B-3	\$500,000

TOTAL = \$1,580,000



315 41st Street
Moline



204 1st Avenue E,
Milan



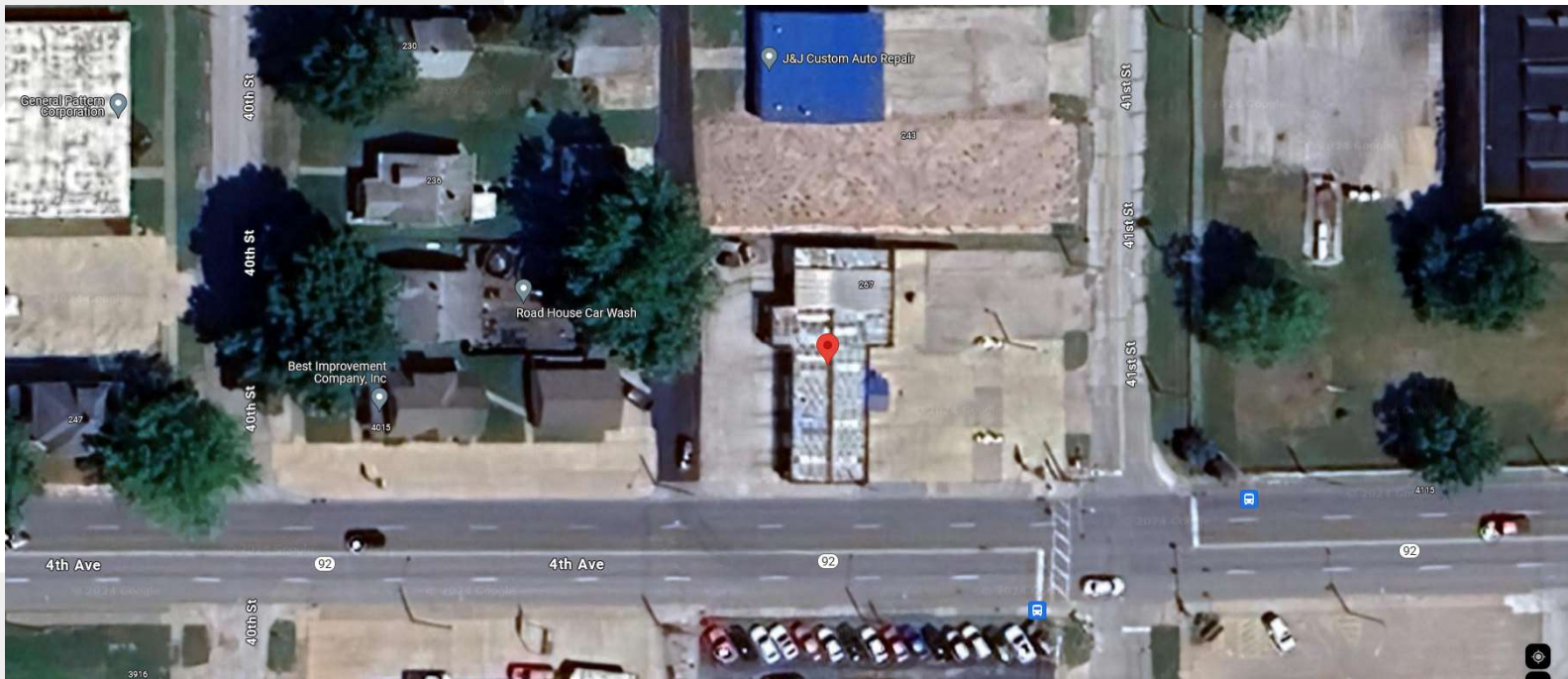
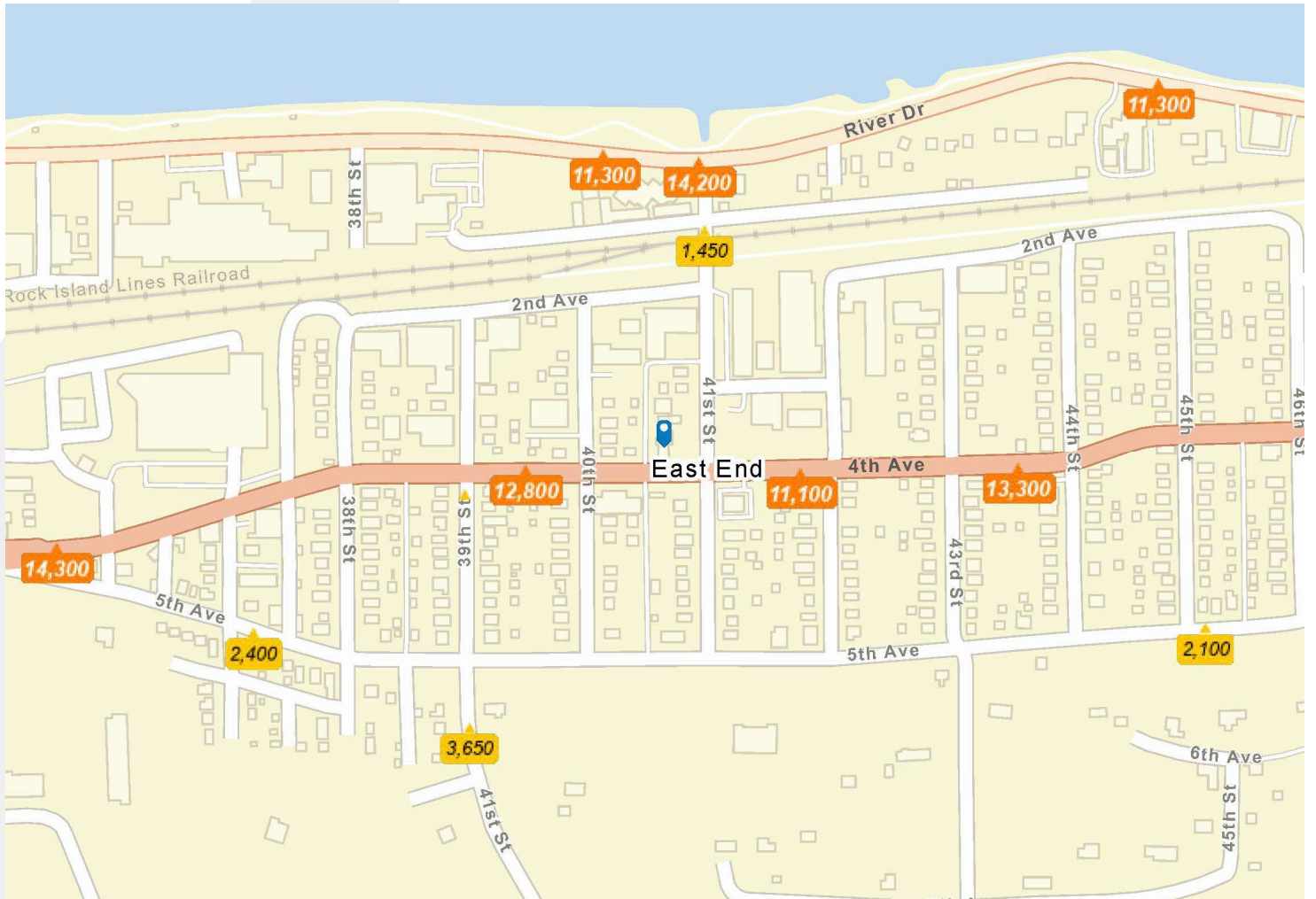
2503 16th Street,
Moline



2713 11th Street,
Rock Island

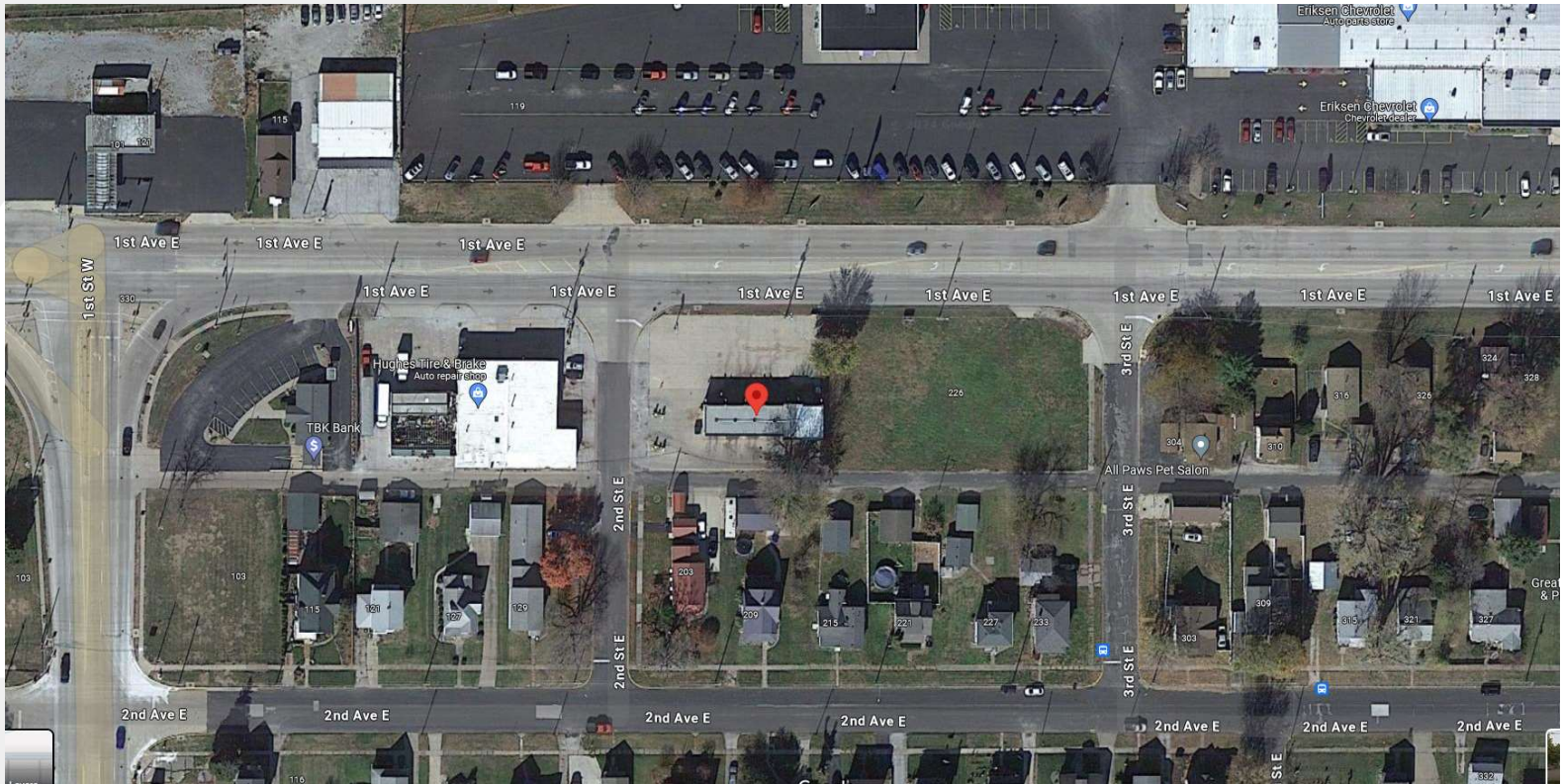
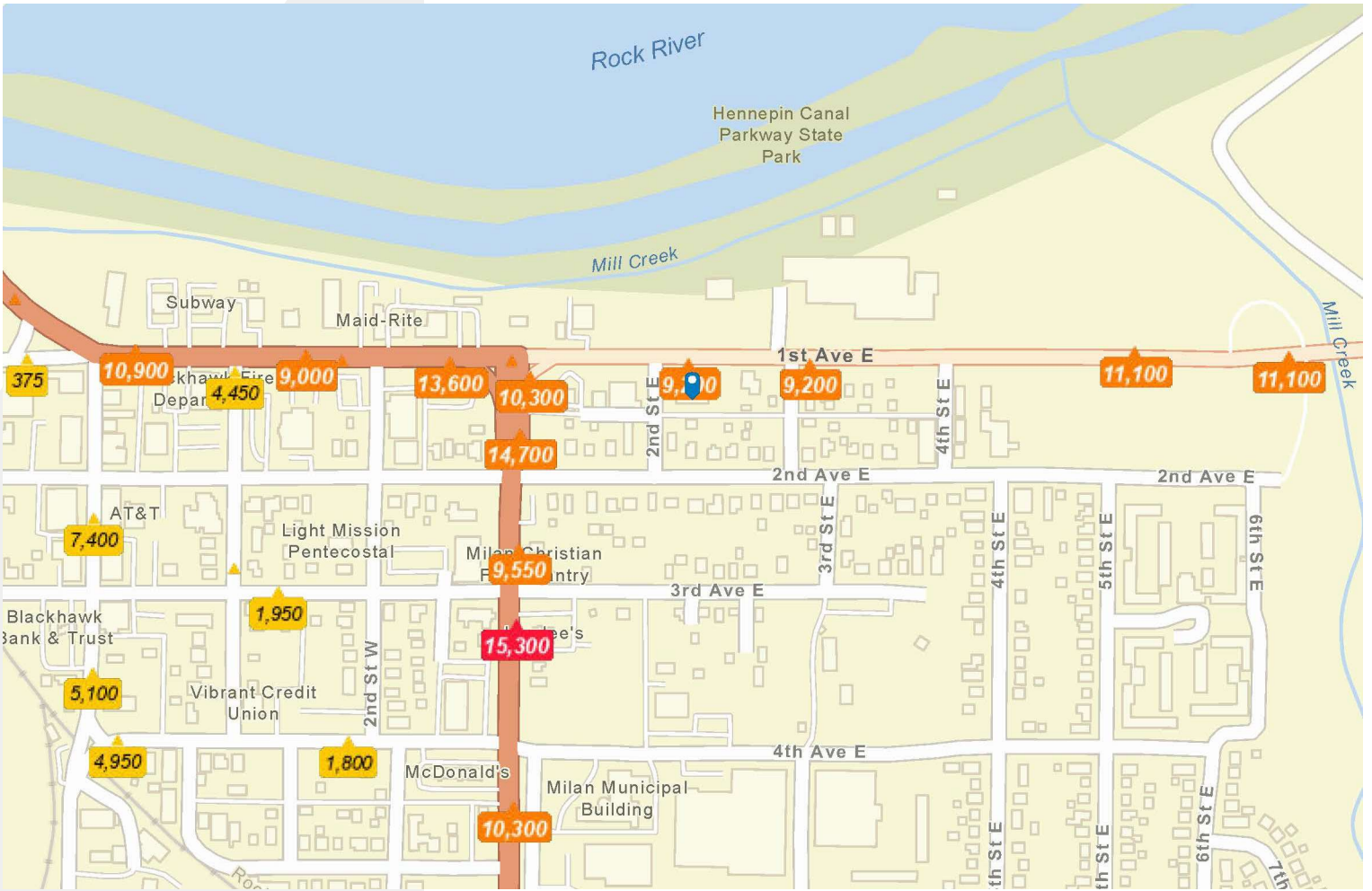
Following: Traffic Counts & Location Maps

315 41st Street, Moline



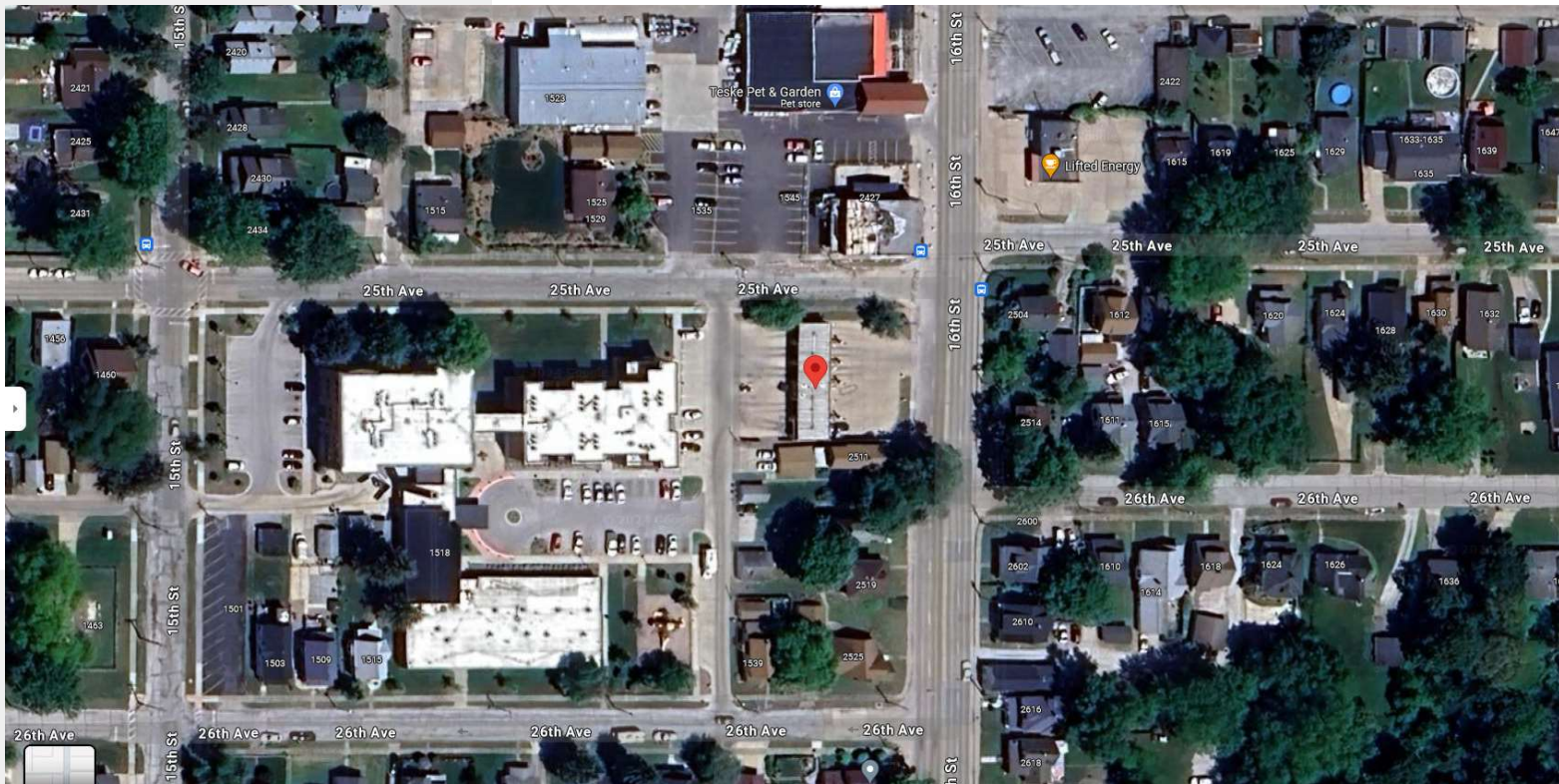
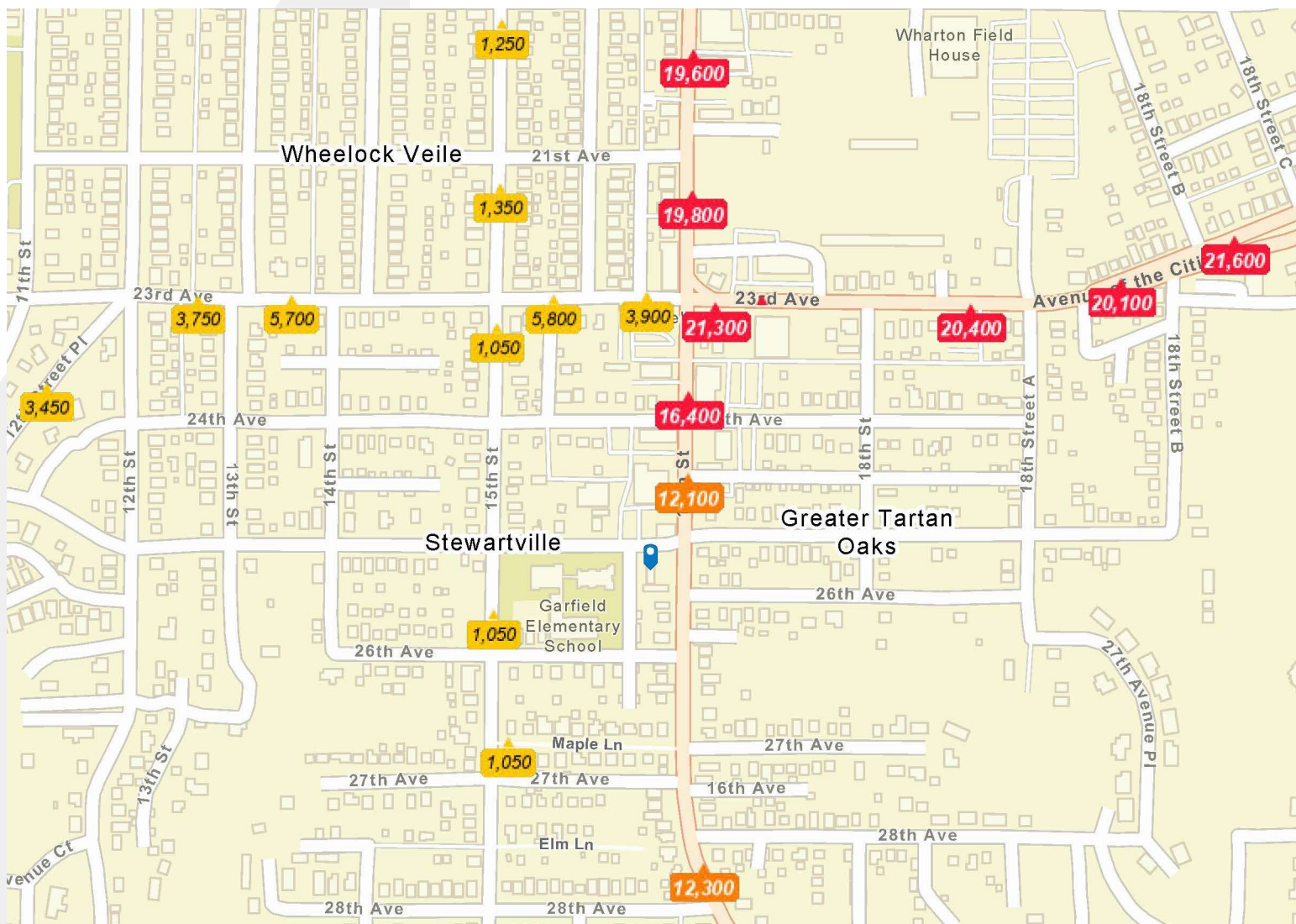
Adjacent Additional Land Possible

204 1st Avenue E, Milan

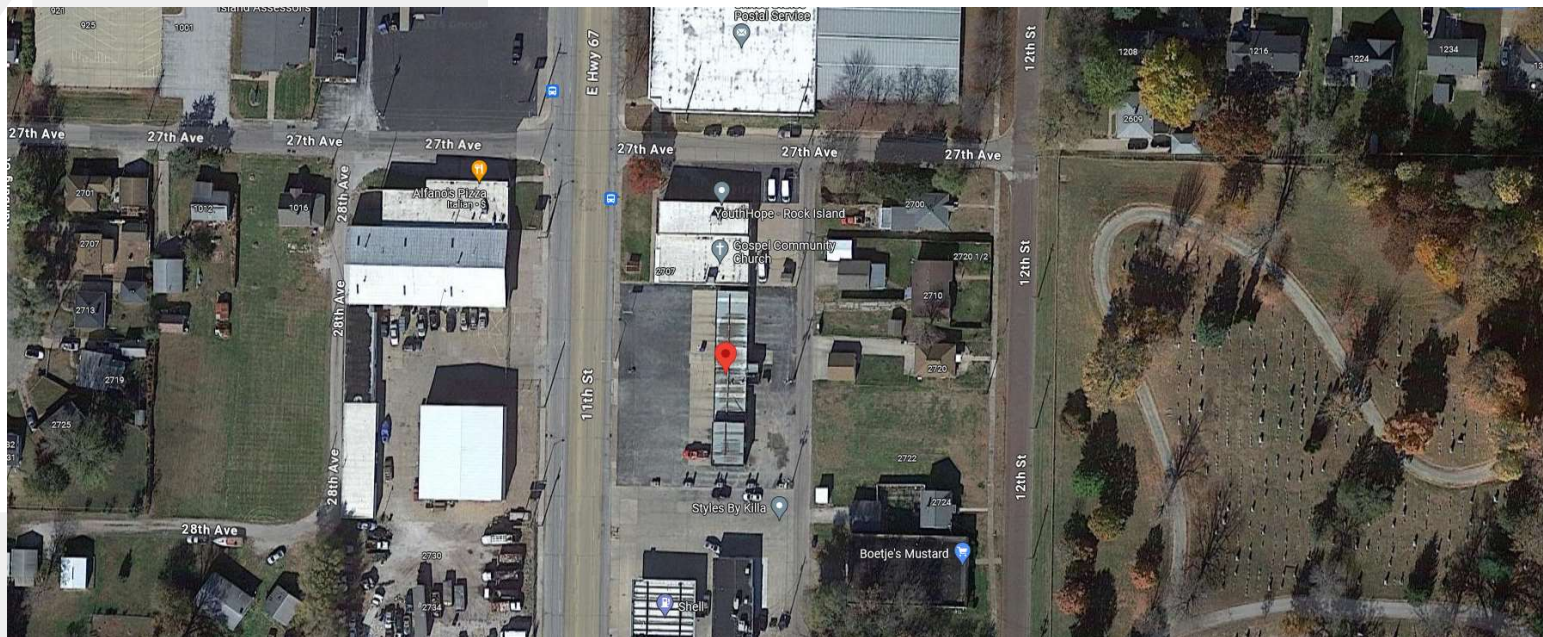
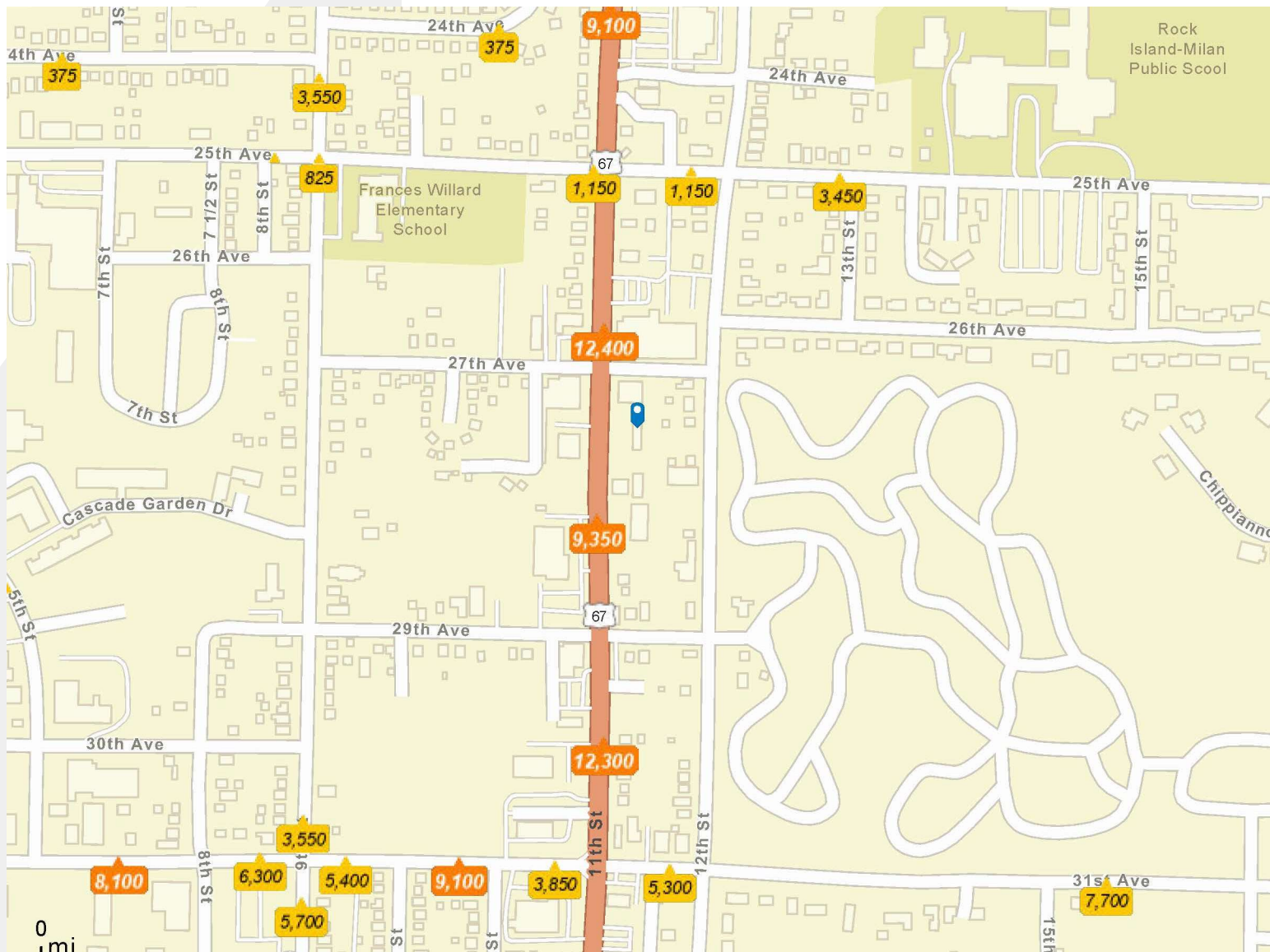


Adjacent Additional Land Possible

2503 16th Street, Moline



2713 11th Street, Rock Island



Best Income of Package of Four



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