



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

With Us, You're  
Never On Your Own



## Fed Rate Cut (and expected further cuts) Will Revive Commercial Sectors

Americans' wages are rising faster than consumer prices and thereby boosting real inflation-adjusted income. Despite the improving economy, however, commercial real estate is not yet fine.

High interest rates are the main culprit. High interest rates also mean high cap rates and lower property prices even with positive, though slow, rent growth. [Read the article>>](#)

## Bringing Dave & Buster's

News of a Dave & Buster's coming to the Quad Cities has slowly been leaking out on social media since last year when the company applied for a liquor license from the City of Davenport.

Now there is a banner on their future home at 5248 Elmore Avenue, Davenport, announcing they are hiring for numerous positions and how to apply.

The idea for a Dave & Buster's location in the Quad Cities actually started a couple years earlier with Pete Hadjis, broker at NAI Ruhl Commercial. He saw an opportunity for Dave & Buster's at the former Dick's location. "It was a large space that was just sitting there. I thought the area would be a great spot for a dining/entertainment option like that," he said. Pete and Shawn Langan of the Langan & Hadjis team



The new Dave & Buster's location in Davenport is expected to open in early 2026. It will feature games,

reached out to building ownership and also the Midwest representative for Dave & Buster's to see if it could be a fit. The detailed commercial real estate process continued between all the entities. Now the former retail store will be a new ~44,000 sq. ft. entertainment complex.

private game suites, and a large WOW Wall for watching sports, along with chef-crafted food and innovative cocktails.



When you look at the fundamentals like industrial absorption, land sales, and retail demand, the Quad Cities continues to outperform expectations. The level of investment we're seeing from both global tech companies and regional developers shows long-term confidence in the strength and potential of our market.

*Heartland Real Estate Business*



Chris Beason



We were pleased to again have an article in the Heartland Real Estate Business August publication (page 19) spotlighting the Quad Cities market.

It's a great way to bring attention to our commercial real estate market and introduce people to the Quad Cities region who might not be familiar with it and what the area has to offer to potential buyers and investors.

The articles covers the different sectors-- industrial, land, retail, and office--and what is happening with each.

[Link to the Publication](#)

## Client Testimonial

"[Charlie Armstrong](#) is exceptional at what he does. I would recommend NAI Ruhl Commercial Company, and absolutely work with Charlie again."

--Cindy Williams, Williams-Griffin LLC



## Recent Closings



**SOLD**  
Land



**LEASED**  
Retail



**LEASED**

Lot 2 Maynard Way  
DeWitt, Iowa  
Listed by Rick Schaefer



**SOLD**  
Industrial  
2585 Pettibone Ave., Muscatine  
Listed & Sold by Rick Weinstein  
& Tom Dalton

5256 Elmore Avenue  
Davenport, Iowa  
Listed by Langan & Hadjis Team



**SOLD**  
Office  
637 E. Snyder Drive  
Decatur, IL  
Sold by Ethan Simons

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



**LEASED**  
Office  
1912 Middle Rd., Bettendorf, IA  
Listed & Leased by Langan &  
Hadjis Team

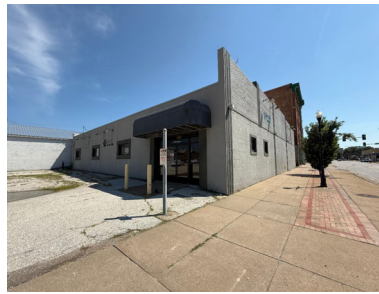
Have a property you need sold or leased? [Contact Us](#)

## Recent New Listings



**MULTIFAMILY**  
807 3rd Street  
Durant, IA / 7,644 SF  
\$550,000 List Agent: Jake  
Eikenberry, CCIM

[More Details](#)



**WAREHOUSE/OFFICE**  
724 W. 2nd Street  
Davenport, Iowa / 6,880 SF /  
\$575,000 List Agents: Langan &  
Hadjis Team

[More Details](#)



**OFFICE**  
3800 Archer Drive  
East Moline, Illinois  
2,700 SF / \$14.22 PSF  
List Agent: Ethan Simons

[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.



## 2nd 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 Closer - Charlie Armstrong, SIOR  
Top Lister - Rick Schaefer  
Employee of the Quarter - Julie Billings

*Notables of the Quarter*

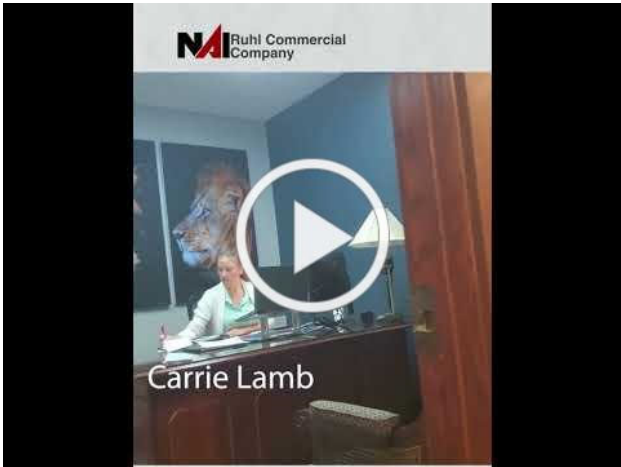
		
<b>TOP CLOSER</b> Charlie Armstrong, SIOR	<b>TOP LISTER</b> Rick Schaefer	<b>EMPLOYEE OF THE QUARTER</b> Julie Billings for being great with our vendors & tenants, and always willing to lend a helping hand

**NAI** Ruhl Commercial Company

## Tour of the Office

### Have You Been to Our Office?

This summer, as part of our social media efforts on the #MyNAI campaign with other offices in the NAI Global network, we showed off our office with a quick tour on a typical day. See who is in the office on that day. If you haven't been to our office, at least you can say you've been there virtually.



**NAI** Ruhl Commercial Company

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