



Retail Strip Center

1106 4th Avenue
Moline, Illinois

Key Location Facts:

- * Build to Suit Available
- * Commercial Zoning
- * 8,000 SF Multi Tenant Strip Center
- * 1,820 SF Self Standing with Drive Thru
- * Multi Tenant
- * Dividing is an Option

Site Features:

- * West Gateway to downtown Moline
- * Primary Corridor to I-Wireless Center
- * Revitalized Floreciente District

Price:

- * \$15/SF NNN

Demographics:

- * Current Population: 45,827
- * Current # of Households: 21,278
- * Current Household Income Estimated: \$49,996
- * Projected 5 Yr Household Income Estimated: \$50,138



Bob Ontiveros

West Gateway Partners LLC
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"Bob has perseverance I've never seen in anyone."

- Greg Lundgren, president of the Midwest division of
Minneapolis-based Ryan Companies



Type: Retail Strip Center

Location: 1106 4th Avenue
Moline, IL 61201

Owner: West Gateway Partners, LLC

Space Available: 8,000 Square Feet
Can be Divided

1,820 Square Feet
Self Standing with a
Drive-thru Available

Description: Vanilla Shell

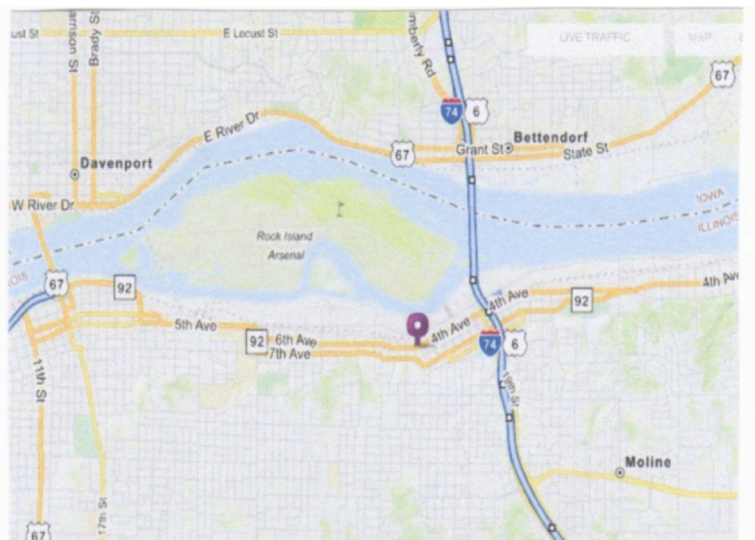
Zoning: Commercial

Occupancy: 2016

Sale Price: \$15/SF NNN

CAM Rate: Estimated \$6.50/SF

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Site Plan



"After Successfully developing the Community Healthcare Center, this strip center represents the next step in the revitalization of the Floreciente District."

Bob Ontiveros

