

4 4 0 1
16TH STREET

16TH ST & JOHN DEERE RD

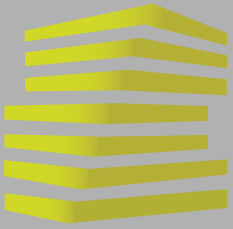
MOLINE, IL



20,874 SF AVAILABLE



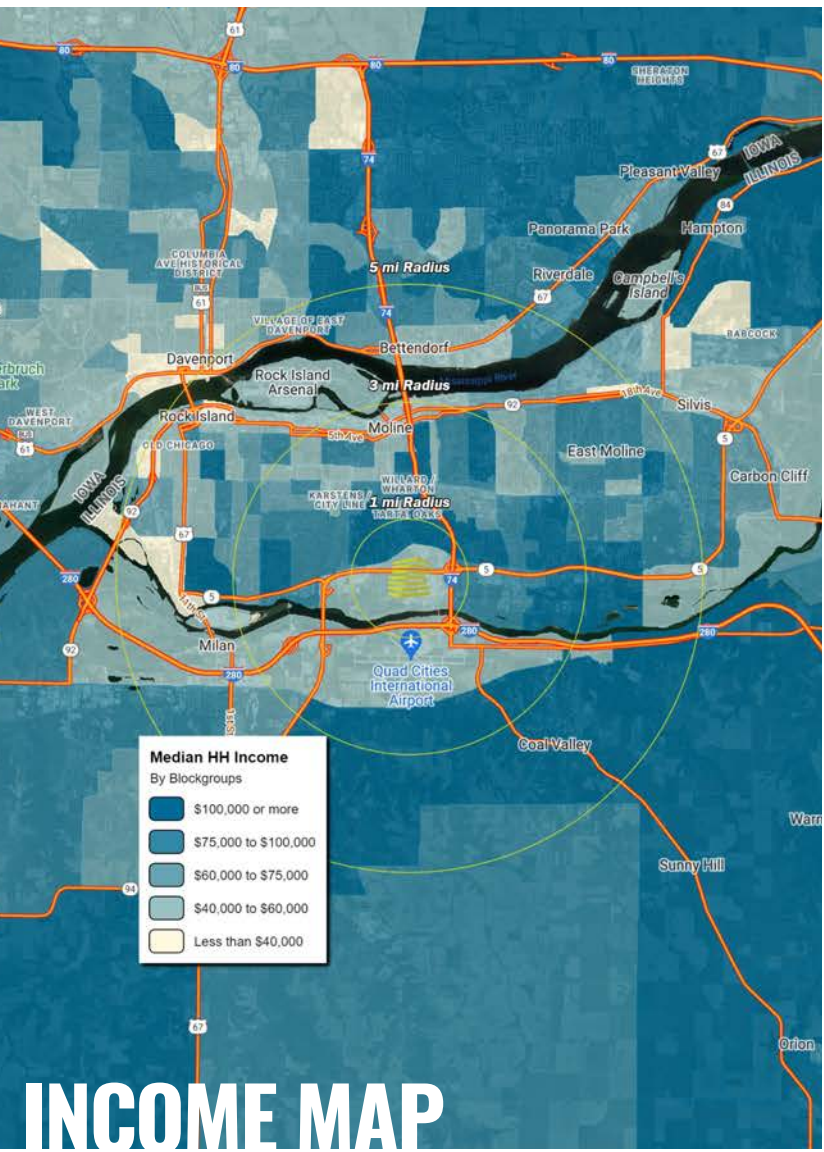
LOCATION.
commercial real estate



4401 16TH STREET

NEIGHBORHOOD VIBE

ALEX APTER
 314.818.1562 (DIRECT)
 314.488.5900 (MOBILE)
 Alex@LocationCRE.com



INCOME MAP

TRADE AREA OVERVIEW

The City of Moline is located in the heart of the Midwest, nestled between the banks of the Mississippi River and Rock River. Located approximately 165 miles west of Chicago and midway between Minneapolis to the north and St. Louis to the South, Moline is the ninth most populated city in Illinois outside of the Chicago Metropolitan Area. Along with the cities of East Moline and Rock Island in Illinois, and Davenport and Bettendorf in Iowa, together they make up a metropolitan area known as Quad Cities.

Moline and its neighbors help form the largest urban concentration between St. Louis and Minneapolis along the Mississippi River. Major interstates I-80, I-88, and I-74 provide ready access in all directions, making the region a preferred location for logistics and distribution facilities.

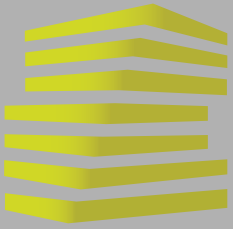
The corporate headquarters of Deere & Company is located in Moline, as was Montgomery Elevator, which was founded and headquartered in Moline until 1997, when it was acquired by Kone Elevator, which has its U.S. Division headquartered in Moline. Quad City International Airport, Niabi Zoo, and Black Hawk College are located in the Moline area. Moline is a retail hub for the Illinois Quad Cities, as South Park Mall and numerous big-box shopping plazas are located in the city.

Moline's downtown serves as one of the civic and recreational hubs of the Quad Cities; many events take place at the 12,000-seat iWireless Center (formerly known as The MARK of the Quad Cities) and at John Deere Commons. Downtown Moline features hotels such as Radisson and Stoney Creek Inn, and commercial areas such as Bass Street Landing and the historic 5th Avenue.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	3,053	53,251	120,327
HOUSEHOLDS	1,402	23,417	52,231
EMPLOYEES	3,894	22,478	53,056
MED HH INCOME	\$100,231	\$88,974	\$87,141

AREA RETAIL | RESTAURANTS



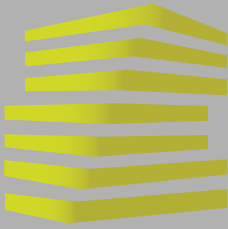
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ZOOM AERIAL & DETAILS

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- 20,874 SF AVAILABLE FOR LEASE
- LOCATED IN THE HEART OF THE REGIONAL TRADE AREA
- EXCELLENT VISIBILITY AND HIGH TRAFFIC COUNTS
- SURROUNDING RETAILERS INCLUDE VON MAUR, DICK'S SPORTING GOODS, ASHLEY FURNITURE, SLUMBERLAND, BIG LOTS, AND PETCO
- CALL BROKER FOR PRICING



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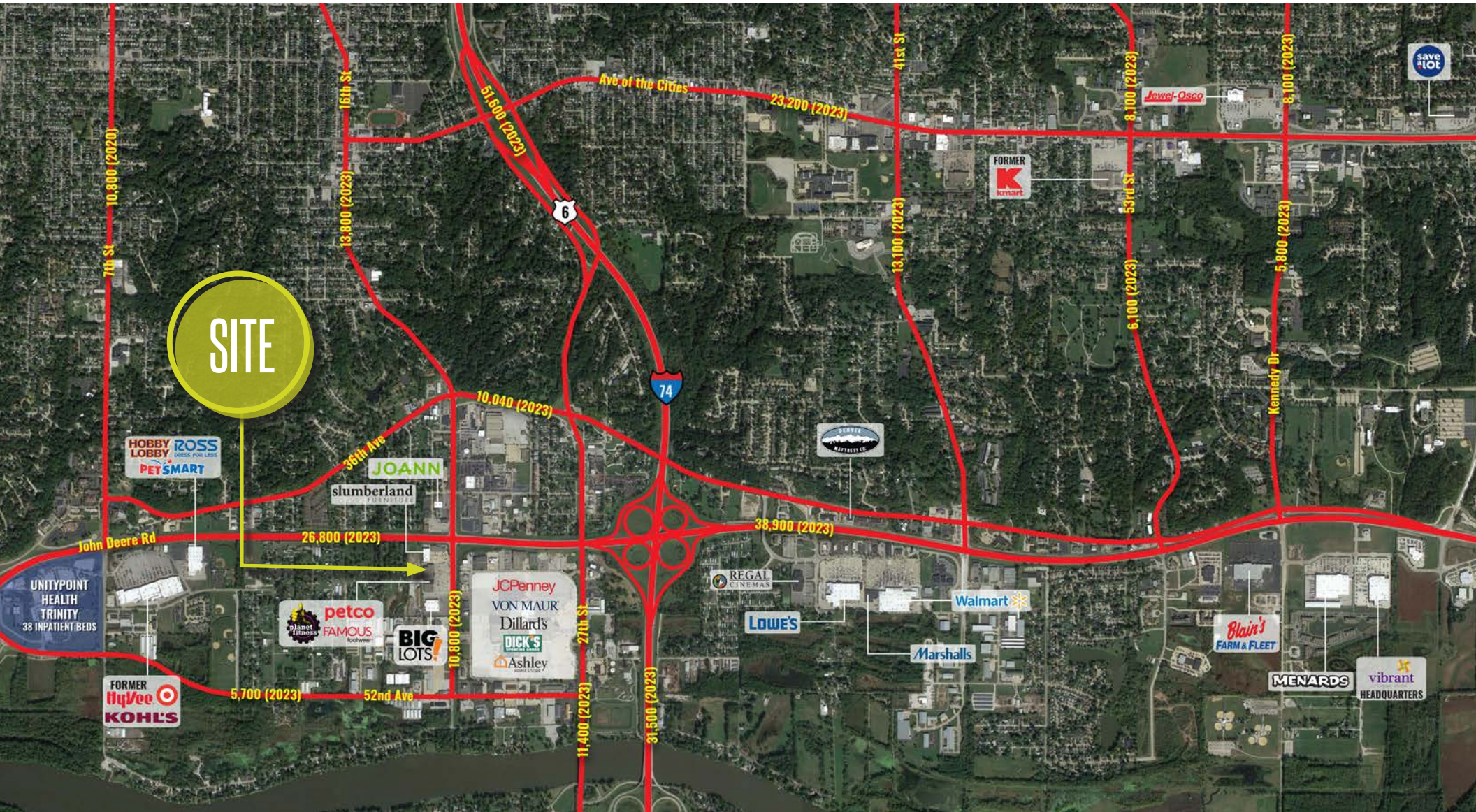
MARKET AERIAL

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