

1,750 SF ENDCAP WITH DRIVE THRU



LOCATION.  
commercial real estate

Great Clips  
IT'S GONNA BE GREAT!  
US Cellular  
POPEYE'S  
COMMERCIAL SERVICES

40th Ave

38th St 6,695 (2024)

OUTPARCEL  
AVAILABLE

44th Ave

41st Ave Dr 7,948 (2024)

Applebee's

Wendy's

Chick-fil-A

Chick-fil-A

Club

John Deere Rd

36,583 (2024)

AVAILABLE

AVAILABLE

DRIVE THRU

OUTPARCEL  
AVAILABLE

REGAL  
CINEMAS

LOWE'S

DOLLAR TREE

Marshalls

Walmart

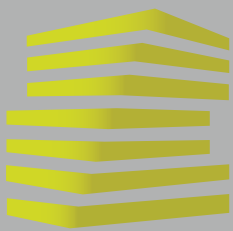
ROCK RIVER  
PLAZA

3430 41ST AVENUE DRIVE

MOLINE, IL

360°  
VIRTUAL  
TOUR





# ROCK RIVER PLAZA

## NEIGHBORHOOD VIBE

JOE LODES

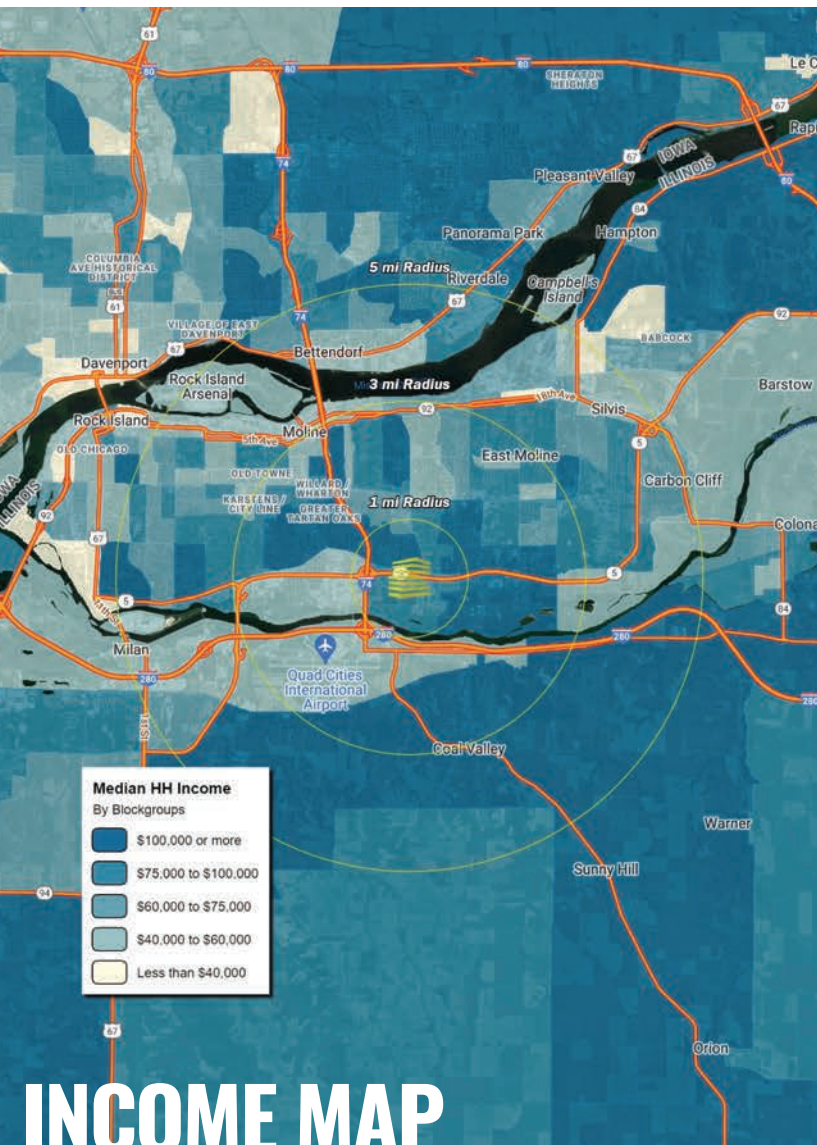
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### TRADE AREA OVERVIEW

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
<b>POPULATION</b>	5,429	51,855	109,719
<b>HOUSEHOLDS</b>	2,483	22,962	47,314
<b>EMPLOYEES</b>	2,183	19,461	45,462
<b>MED HH INCOME</b>	\$91,855	\$90,858	\$89,231

### AREA RETAIL | RESTAURANTS

Walmart \*



LOWE'S

at&t

Wendy's

Chick-fil-A

Marshalls

Applebee's

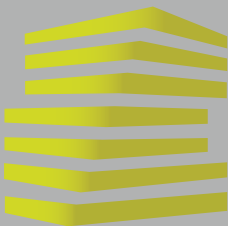
DOLLAR TREE



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# ROCK RIVER PLAZA

## SITE PLAN

JOE LODES

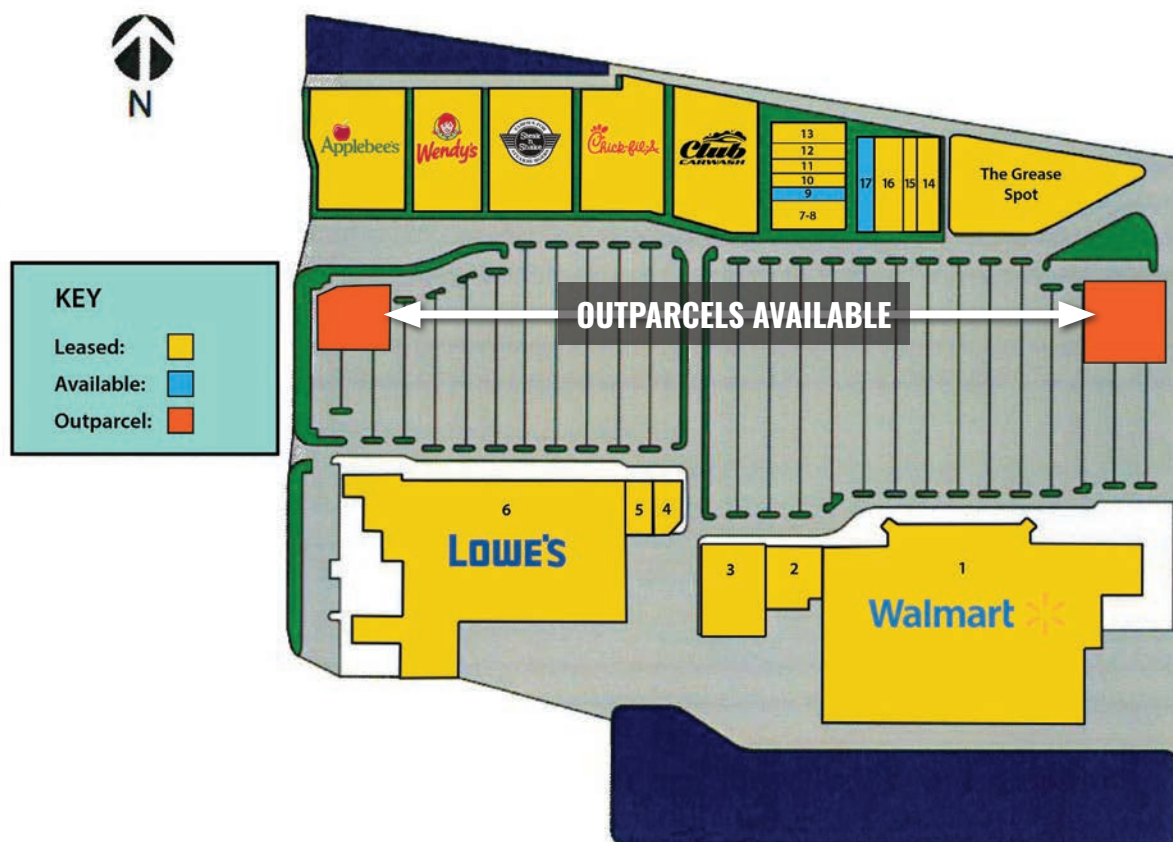
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Suite	Tenant	SF
1	Walmart	194,747
2	Dollar Tree	11,640
3	Marshalls	24,564
4	Sally Beauty	1,758
5	Green Leaf Tobacco	3,342
6	Lowe's	131,644
7-8	McAlister's	3,755
9	AVAILABLE	2,125
10	Nothing Bundt Cakes	2,550
11	Lovely Nails	1,275
12	GameStop	1,275
13	Five Guys	2,550
14	Chipotle	2,450
15	Wingstop	1,750
16	AT&T	2,100
17	AVAILABLE	1,750

### 360 VIRTUAL TOURS

AVAILABLE SUITE



SUITE 9

- ANCHORED BY WALMART SUPERCENTER, LOWE'S, AND MARSHALL'S
- 2,125 SF AVAILABLE
- 1,750 ENDCAP WITH DRIVE THRU AVAILABLE
- 2 OUTPARCELS AVAILABLE FOR GROUND LEASE
- THE PROPERTY PROVIDES SIGNALIZED ACCESS AND VISIBILITY TO OVER 41,000 VPD
- CALL FOR PRICING

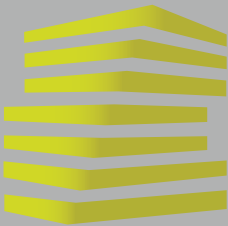


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# ROCK RIVER PLAZA MARKET AERIAL

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