

FULLY BUILT-OUT MEDICAL OFFICE CLINIC NEAR ROCK ISLAND HOSPITAL

2904 11TH STREET // ROCK ISLAND, ILLINOIS



BROKER CONTACTS

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CONTACT BROKERS FOR ACCESS TO THE VIRTUAL TOUR



FAST FACTS

BUILDING SIZE	+/- 8,654 SF
PARCEL SIZE	.92 AC
PARCEL #	16-11-100-051
R.E. TAXES	\$25,036.52
TRAFFIC	10,000 VPD (11TH)
COUNTY	ROCK ISLAND
PARKING	47 SPACES
YEAR BUILT	1975
ZONING	B-3 (COMMUNITY BUSINESS)

DEMOGRAPHICS

5-mile radius

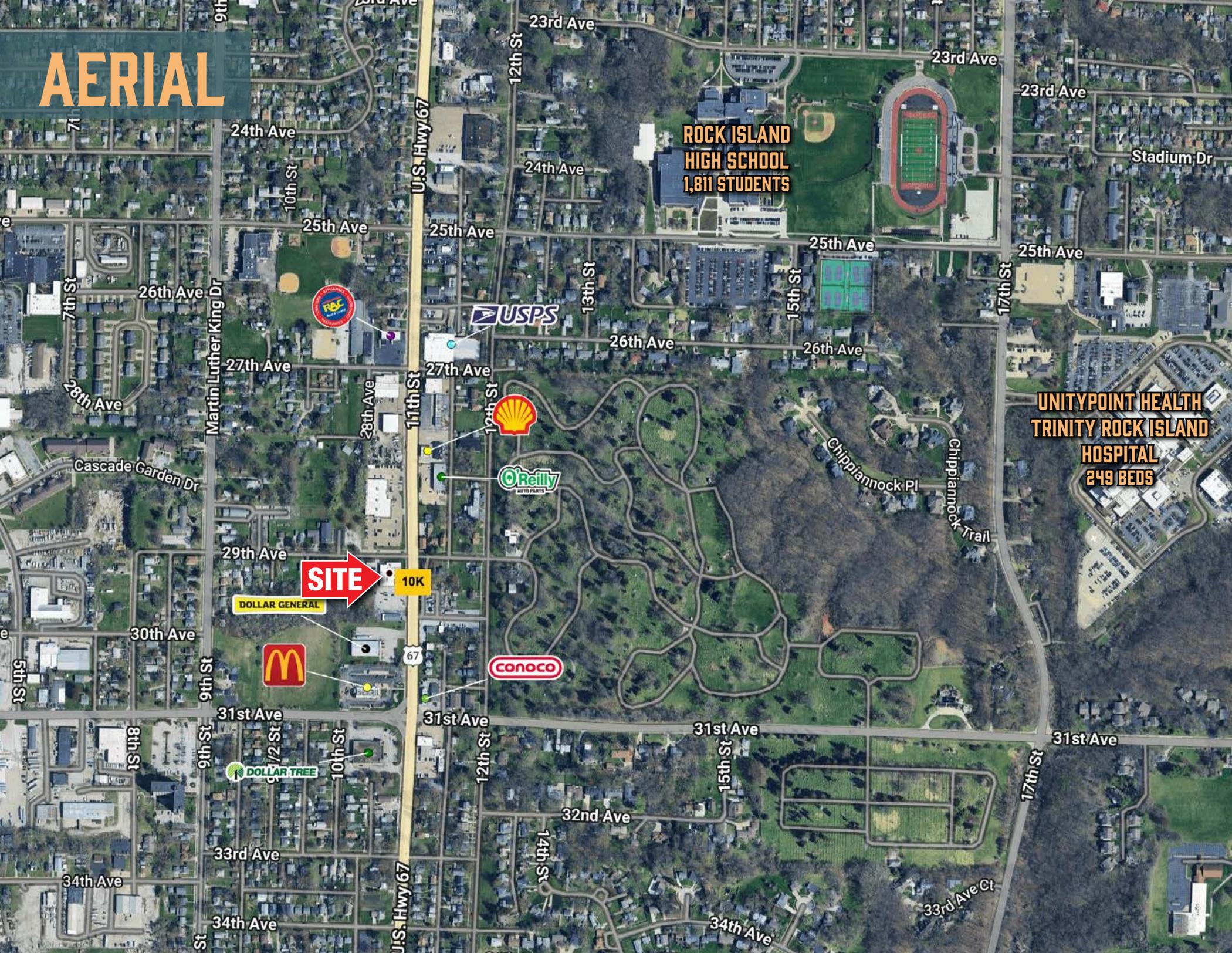
126,699
POPULATION

\$82,083

AVERAGE HOUSEHOLD INCOME

55,574
EMPLOYMENT

AERIAL



**ROCK ISLAND
HIGH SCHOOL
1,811 STUDENTS**

**UNITYPOINT HEALTH
TRINITY ROCK ISLAND
HOSPITAL
249 BEDS**

SITE

10K

USPS



**O'Reilly
AUTO PARTS**

CONOCO



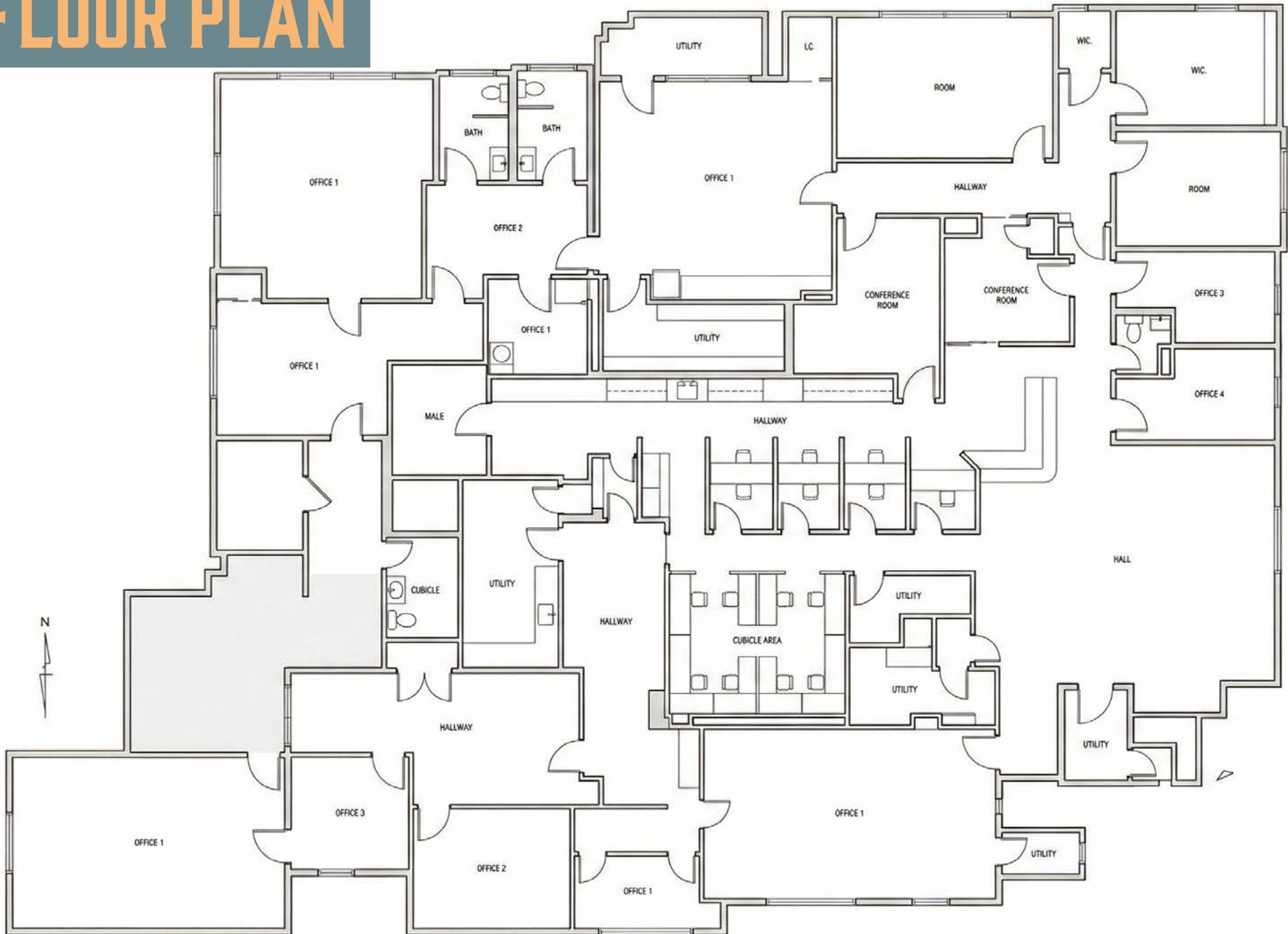
DOLLAR GENERAL

DOLLAR TREE



AERIAL

FLOOR PLAN



• Floor plan is conceptual based on virtual tour and is subject to verification by a licensed architect.



CITADEL
PROPERTY ADVISORS

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