

OFFERING MEMORANDUM

Quad Cities Auto Service Center and Car Wash

102 E 3rd St, Coal Valley, IL 61240 · Rock Island County

FOR SALE OR LEASE

OWNER-USER OPPORTUNITY

VACANT · IMMEDIATE OCCUPANCY



LISTING BROKERS

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SALE OR LEASE PRICE

Call For Offers

BUILDING / LOT

2,640 SF / 0.45 AC

INVESTMENT OVERVIEW

Lee & Associates is pleased to present the Quad Cities Auto Service Center and Car Wash, a recently renovated automotive service building available for sale or lease in Coal Valley, IL, just east of the Quad Cities International Airport. Fully rebuilt in 2025, the building is configured with two oil-change bays, one automatic wash bay, and one large self-serve bay — a turnkey, flexible layout suited to automotive service, quick-lube, car wash, or comparable drive-through retail use. The property is currently vacant and delivered free and clear, offering an owner-user the ability to occupy immediately, or an investor the flexibility to re-tenant on a new NNN lease.

INVESTMENT HIGHLIGHTS

- Fully renovated in 2025 with updated equipment infrastructure
- Vacant — ideal owner-user opportunity, or re-tenant for lease income
- High-visibility site directly off US 280, near the Quad Cities Airport
- Over 70,000 residents within a 5-mile radius
- Phase One environmental report and ALTA Survey available to qualified buyers

PROPERTY SPECIFICATIONS

BUILDING AREA	2,640 SF
LOT SIZE	20,044 SF (0.45 AC)
APN	17-23-205-001
YEAR BUILT / RENOVATED	1972 / 2025
OCCUPANCY	Vacant
PRIOR USE	Castrol Clean & Lube

5-MILE TRADE AREA

71,932

POPULATION

31,019

HOUSEHOLDS

\$79,839

AVG HH INCOME

\$177,010

AVG HOUSE VALUE

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