

2,450 SF FOR LEASE

CROSSTOWN SHOPPING CENTER

1312 JOHN DEERE EXPRESSWAY | SILVIS, IL



9450 WEST BRYN MAWR AVENUE | SUITE 550 | ROSEMONT, IL 60018
773.355.3000 (main) | www.lee-associates.com

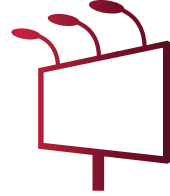
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PROPERTY HIGHLIGHTS



59,076 SF grocery anchored center
2,450 SF available for lease



New video billboard planned
(potential installation in 2024)



424 parking spaces available



1 mile from Genesis Medical Center
3.1 miles from John Deere World HQ
(7,000 employees)



Co-tenants: Dollar Tree and Jewel Osco
Area tenants: Builders First Choice,
River Valley Turf, TBK Bank, US Cellular,
and 11th Hour Bar & Grill



5.1 miles from I-80
6.1 miles from I-74



Across from ALDI, Dunkin Donuts,
Sonic and Walmart Supercenter



3.7 miles from Black Hawk College
(4,300+ students)



15 minute drive to the Quad City
International Airport



John Deere Road: 11,900 VPD
Avenue of the Cities: 11,100 VPD
Crosstown Avenue: 7,400 VPD

PROPERTY OVERVIEW



Located in Silvis, on the Northwestern border of Illinois and Iowa, Crosstown Shopping Center consists of 59,076 square foot local anchored center with Jewel Osco and Dollar Tree as main national tenants. The city of Silvis is also easily accessible as the region is located across four counties in Illinois and Iowa.

The building offers ingress/egress access on 16th Avenue and Crosstown Avenue. On-site parking, with 424 spaces, offers convenience to both customers and employees.

The property is located nearby three elementary schools, a high school and a college. It's also within short driving distance to Genesis Medical Center.



SITE PLAN



TENANT



www.jewelosco.com

Regional supermarket chain.

2,500 SF AVAILABLE



www.dollartree.com

Discount variety store.



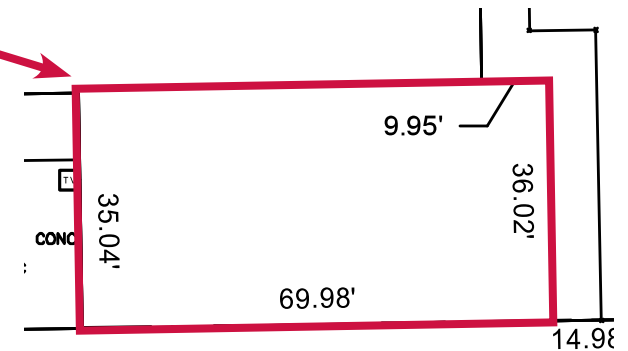
www.the11thhoursilvis.com

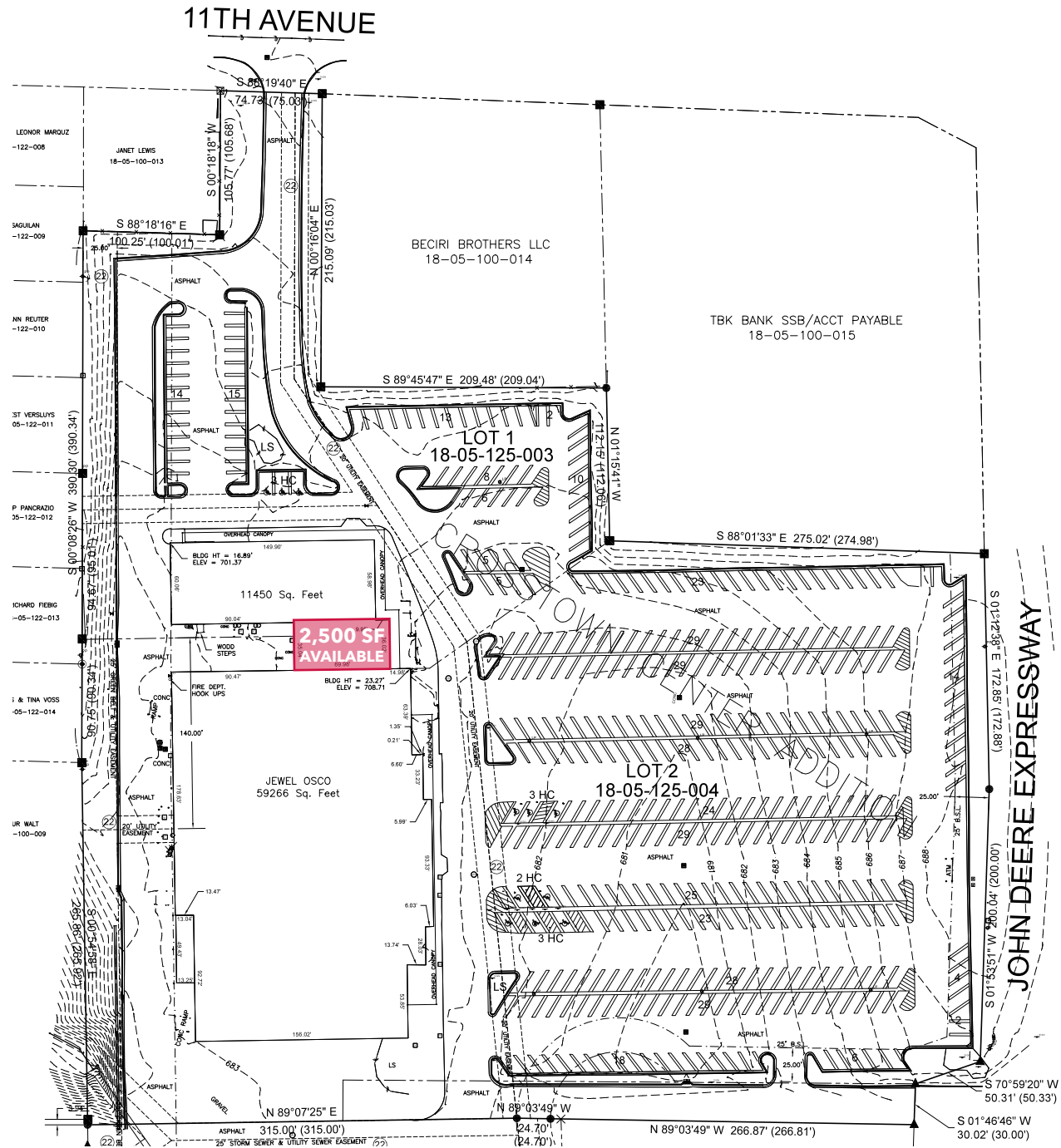
Local bar & grill.



www.tbkbank.com

Local financial institution.





FUTURE VIDEO BILLBOARD



RETAILER AERIAL



