

# DRIVE-THRU RESTAURANT BUILDING ON CORNER LOT NEAR AUGUSTANA COLLEGE

1600 38TH STREET // ROCK ISLAND, ILLINOIS



**SIGN**

## BROKER CONTACTS

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# FAST FACTS

<b>BUILDING SIZE</b>	1,544
<b>PARCEL SIZE</b>	.41 AC
<b>PARKING</b>	+/- 10 SPACES
<b>PARCEL #</b>	16-01-230-012
<b>R.E. TAXES</b>	\$13,404.08
<b>AVAILABLE</b>	6/30/2026
<b>COUNTY</b>	ROCK ISLAND
<b>ZONING</b>	B-3 COMMUNITY BUSINESS



# DEMOGRAPHICS

*5-mile radius*

**163,327**  
POPULATION

**\$85,669**  
HOUSEHOLD INCOME

**72,081**  
EMPLOYEES

# AERIAL



# AERIAL



**DRIVE-THRU  
CANOPY**

**DRIVE-THRU  
LANES**

**DUMPSTER**

**1,544 SF  
BUILDING**

**PARKING (10)**

**16TH AVENUE**

**38TH STREET**

**MONUMENT SIGN**

**NORTH**







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