



2943 18th Avenue

NWC 18th Ave & 30th St
Rock Island, IL 61201



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Property overview & demographics

- Situated in Rock Island among a cluster of popular national fast-food establishments, this location presents an excellent prospect with its pre-existing single lane drive thru
- The 2nd generation restaurant is located on 18th Street (13,300 vpd) and boasts ample visibility and the potential for prominent street-front signage
- Located in close proximity to popular destinations including Hy-Vee, CVS, and Walgreens, this property benefits from its neighboring co-tenants that attract steady daily traffic



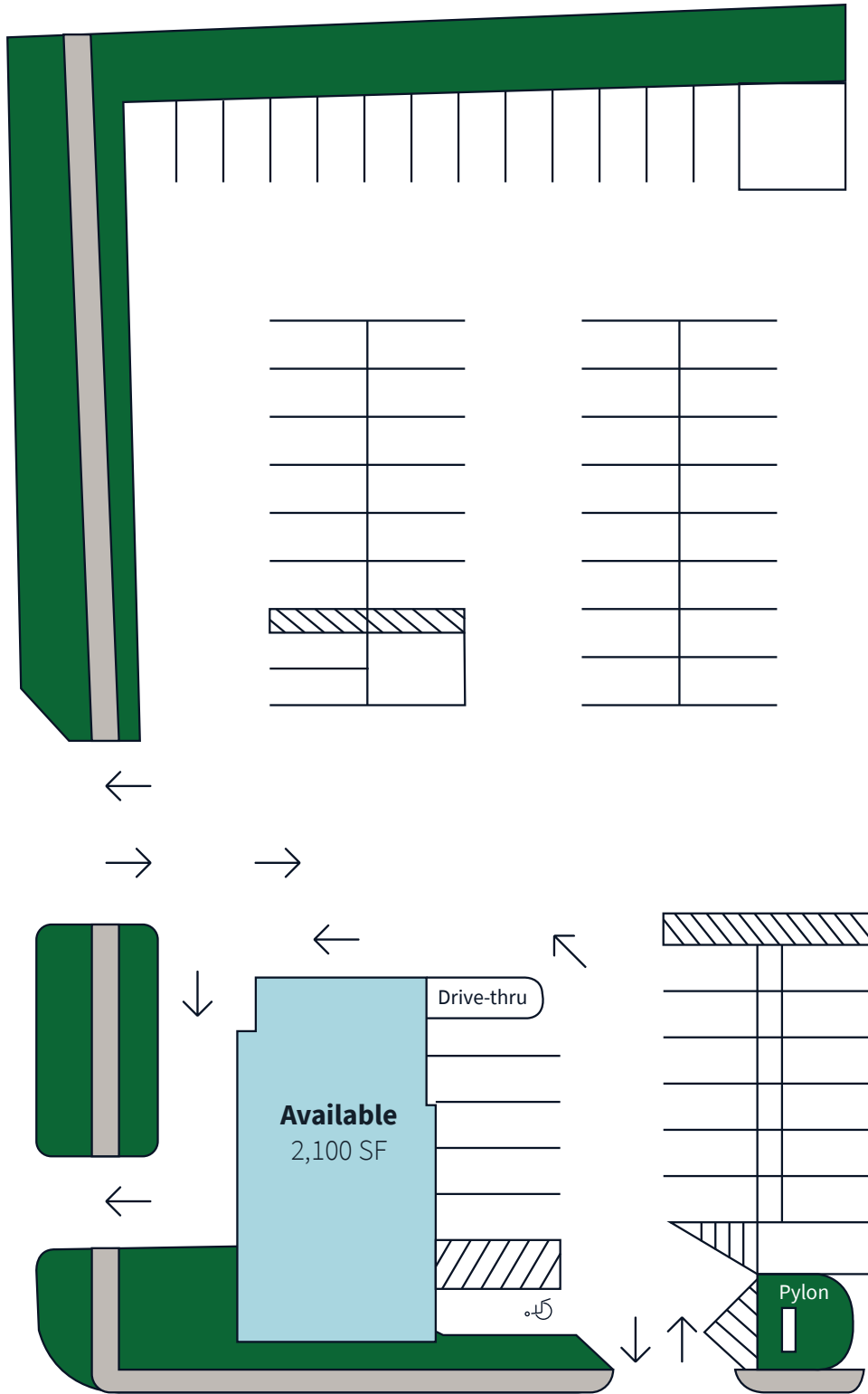
Address	2943 18th Avenue Rock Island, IL 61201
Size	2,100 SF
Asking rent	Upon request
Status	Available
Possession	Immediate

Area retailers



	1 mile	3 miles	5 miles
Population	15,833	67,065	154,293
Daytime population	13,627	80,272	175,020
Avg household income	\$73,391	\$69,610	\$76,362
Households	6,009	28,567	66,314

Site plan

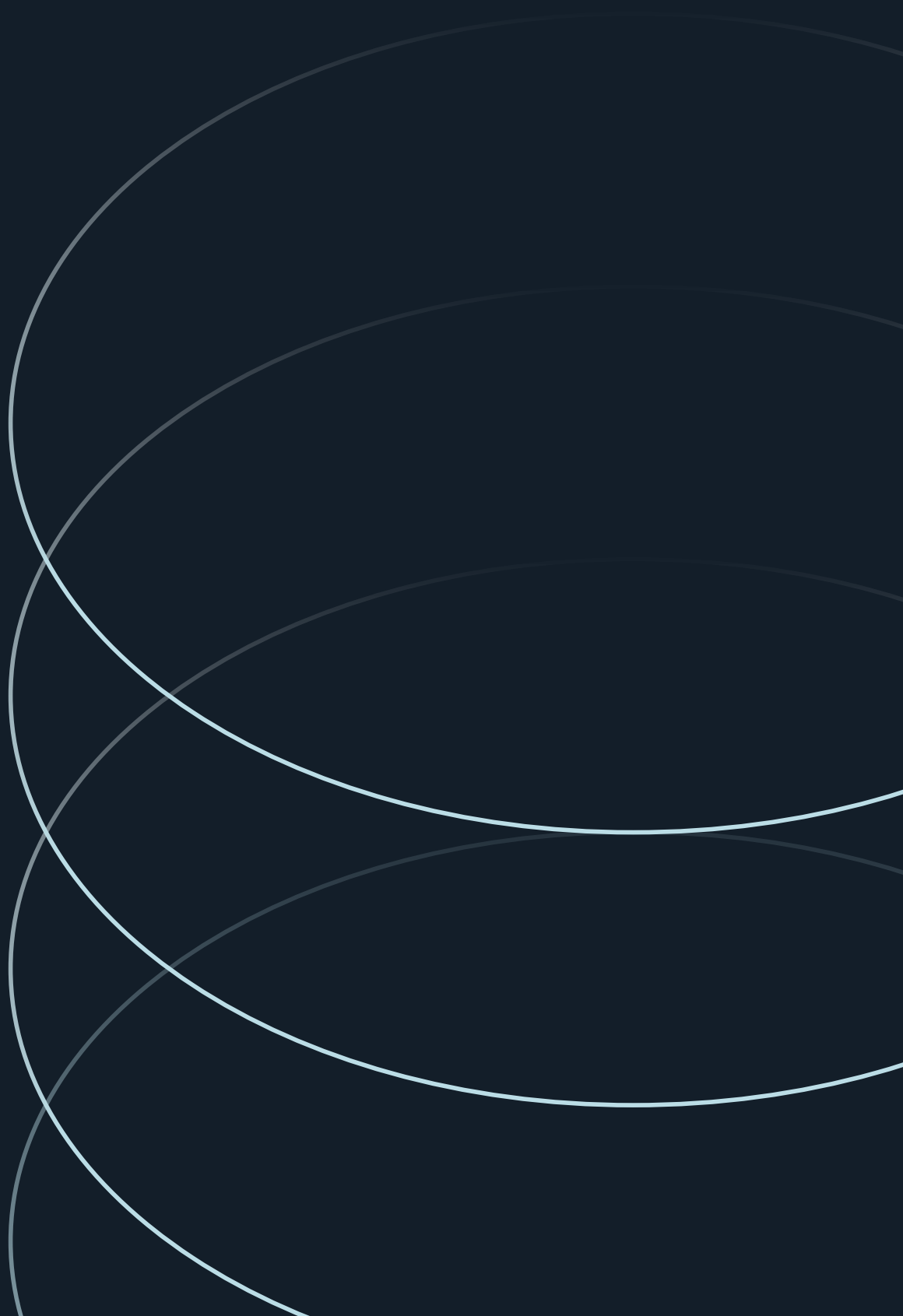


18th Street: 13,300 vpd

Rock Island, IL

Retail trade area





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