

20,362 SF AVAILABLE IN MULTI-TENANT RETAIL BUILDING

Rock Island Shopping Center

2252 24th Street
Rock Island, IL 61201



AVAILABLE OPPORTUNITY

» FOR SALE/LEASE:

» 20,362 SF retail space in multi-tenant retail building anchored by Dollar Tree; space can be subdivided

PROPERTY HIGHLIGHTS

- » Convenient location on 24th Street in the central Rock Island neighborhood
- » Centrally located on a corner lot with many businesses, office users & Unity Trinity Point Hospital in the immediate area
- » Excellent visibility along 24th Street with both pylon and building mounted signage available
- » Ample parking with approximately 130 +/- spaces
- » 2 points of ingress/egress, accessible from 23rd Avenue & 24th Avenue



FOR MORE INFORMATION, PLEASE CONTACT:



VALERIE VINCENT
Licensed Real Estate Associate Broker
315.663.8827 (c)
Valerie@VentureBrokerageGroup.com

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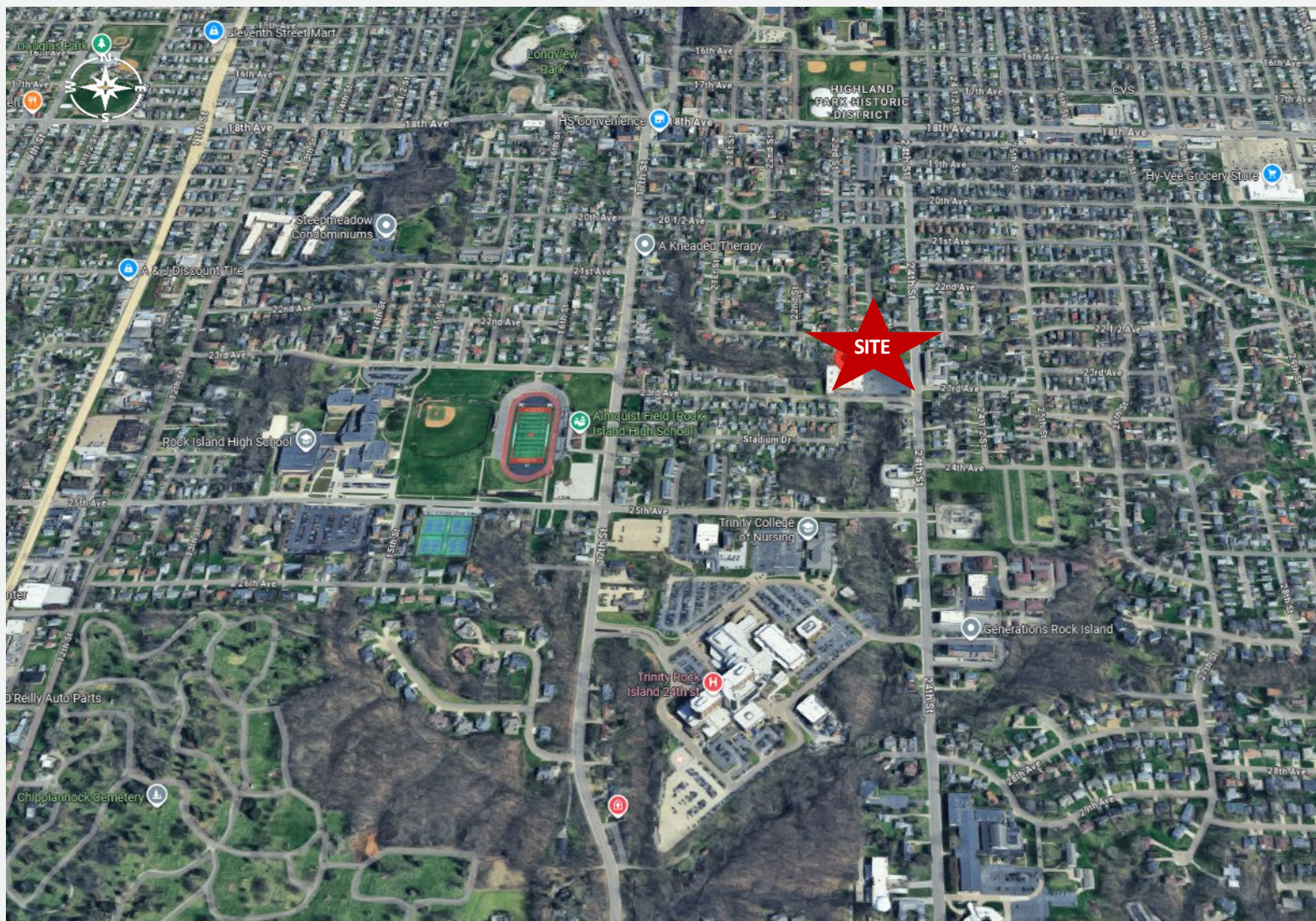
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VENTURE
BROKERAGE GROUP

MARKET AERIAL



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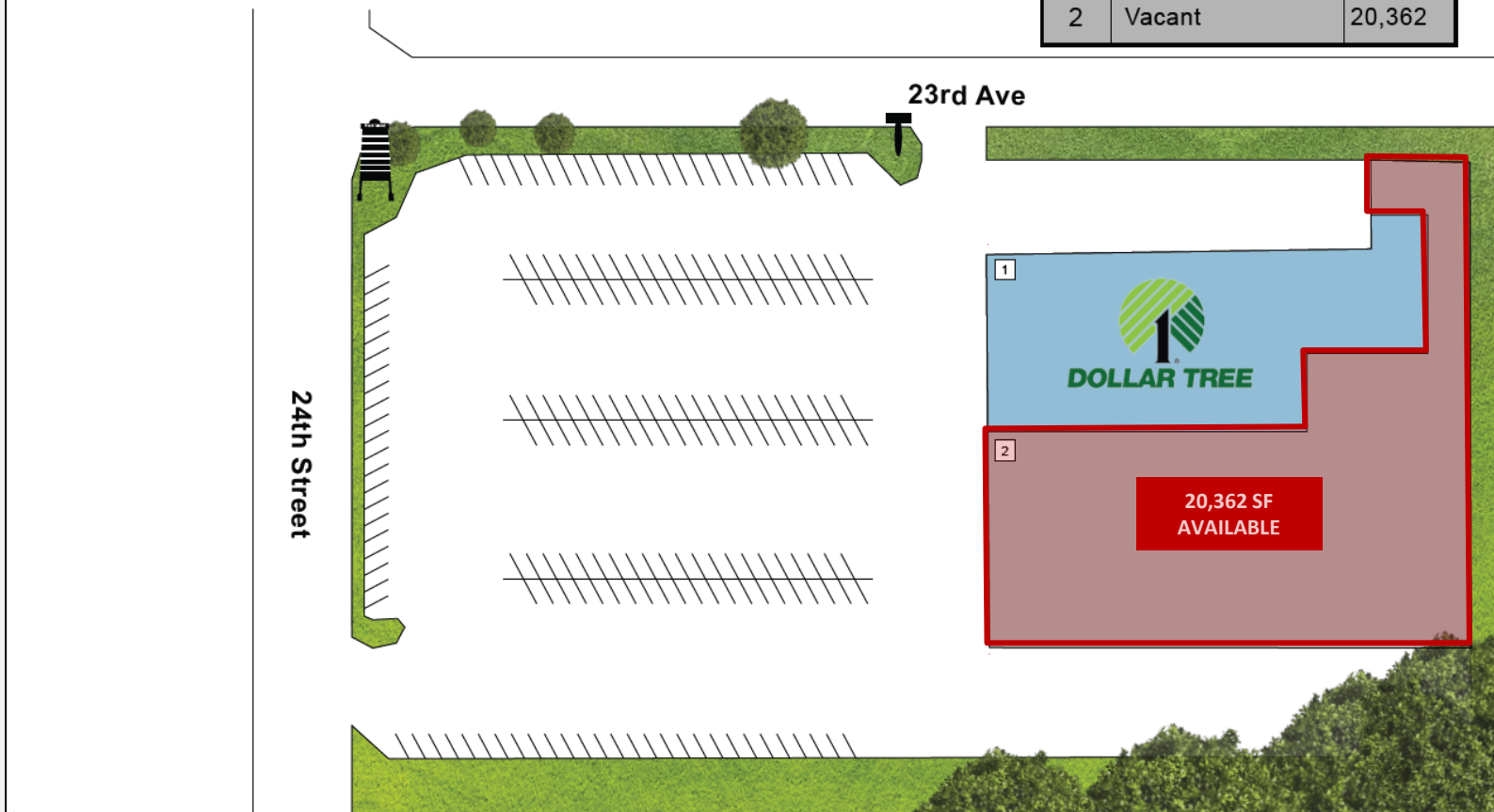
SITE PLAN

Rock Island Shopping Center

2252 24th St, Rock Island, IL 61201



Lot	Tenant	Area (SF)
1	Dollar Tree	10,713
2	Vacant	20,362



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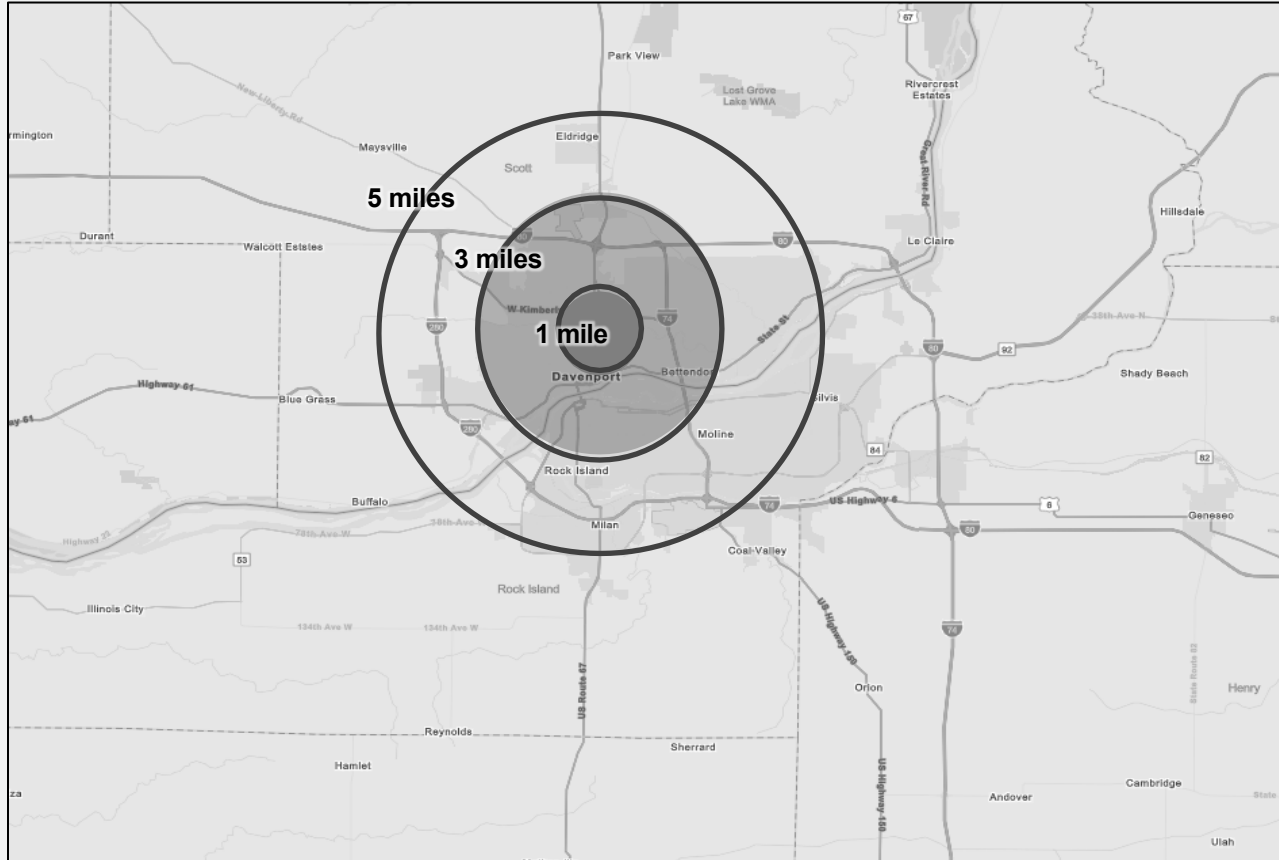
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	13,100	57,370	144,433
Medium Household Income	\$60,404	\$53,071	\$59,225
Households	5,563	24,437	62,000
Average Household Income	\$81,426	\$75,789	\$85,120



2,538
Businesses



37,697
Employees



\$122,784
Median Home Value



38.6
Median Age

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