

AVENUE OF THE CITIES 19,500 VPD

# LOTS AVAILABLE

2001 5TH STREET SILVIS, IL 61282

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*



**CUSHMAN & WAKEFIELD**

Iowa Commercial Advisors

**NAI** Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



# DISCLAIMER

**Cushman & Wakefield Iowa Commercial Advisors in conjunction with NAI Commercial Company** (“Broker”) has retained on an exclusive basis to market the property described herein (“Property”). Broker has been authorized by the Seller of the Property (“Seller”) to prepare and distribute the enclosed information (“Material”) for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you will be asked to provide financial references. The eventual purchaser will be chosen based upon assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for acquisition of the Property. The Material is not to be copied and/or used for any other purpose or be made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by Seller or its affiliates. Seller includes a licensed real estate agent in the State of Iowa. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or offices, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, expressed or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

## LOCAL BROKER

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## BROKER OF RECORD



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Licensed in Illinois and Iowa  
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# PROPERTY FEATURES

## PARCEL 8410

2.66 ACRES AVAILABLE  
PRICE: \$595,000  
LEASE RATE: \$1.25 PSF NNN

## PARCEL 8416

1.80 ACRES AVAILABLE  
PRICE: \$475,000  
LEASE RATE: \$ 1.25 PSF NNN

*Parcel 8410 & 8416 may be subdivided*

## PARCEL 8609

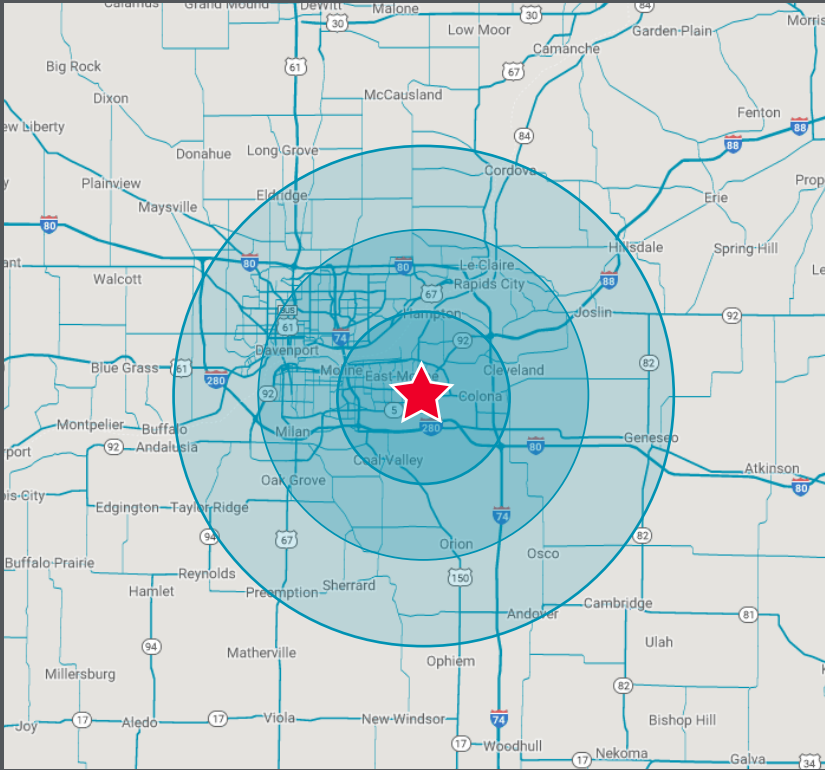
0.28 ACRES AVAILABLE  
LEASE RATE: \$ 1.25 PSF NNN



## PROPERTY HIGHLIGHTS

- Lots available adjacent to Twin Oaks Strip Center
- Lot available for lease, ground lease at \$1.25 PSF, and build to suit/lease back opportunity
- Lot adjacent to Hy-Vee Grocery with strong sales
- High visibility lots, located off Avenue Of The Cities and 19th Street
- Convenient access to John Deere Road
- Great mix of retail and rooftops in area.
- Neighborhood includes genesis medical Center, TPC Deere Run, several lodging, dining, and entertainment options

# AREA DEMOGRAPHICS



**34,991 HOUSEHOLDS**

WITHIN A  
5 MILE RADIUS



**174,214  
LABOR FORCE**

WITHIN A  
5 MILE RADIUS



**\$6,470  
MONTHLY HOUSEHOLD  
EXPENDITURE**

WITHIN A  
5 MILE RADIUS

## 2001 5TH ST DEMOGRAPHICS



	POPULATION	MEDIUM HOUSEHOLD INCOME	DAYTIME POPULATION
1 MILE	82,443	\$78,649	40,430
5 MILES	245,458	\$91,337	138,544
10 MILES	323,757	\$91,425	174,159



# AERIAL MAP







**CUSHMAN &  
WAKEFIELD**

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