



REAL ESTATE



# Retail Space for Lease

3718 39TH AVE., MOLINE, IL 61265

## AVAILABLE

Size: ±1,509 SF  
Rent: \$1.45 PSF/Mo., NNN  
Parking: On-site

## PROPERTY HIGHLIGHTS

- Portion of a free-standing building
- Easy on/off access to Interstate 74
- ±39,701 CPD at John Deere Road and 35th Street

*Prospective tenants are hereby advised that all uses are subject to City approval*

## NEIGHBORING TENANTS



JAIMIE MARCHAND  
jaimie.marchand@kwprealestate.com  
DRE #01904001

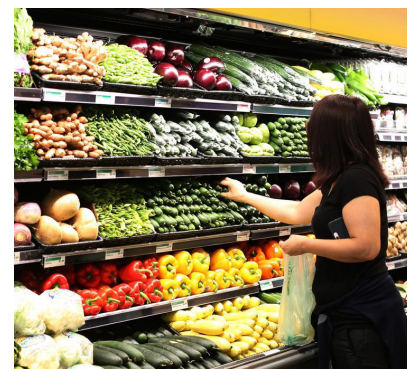
DONNA CLARK  
donna.clark@kwprealestate.com  
DRE #01134266

For more information: (833) 262-3190

[KWPREALESTATE.COM](http://KWPREALESTATE.COM)

## DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
<b>POPULATION</b>			
<b>2024 Estimated Population</b>	<b>5,188</b>	<b>21,749</b>	<b>54,089</b>
2029 Projected Population	5,047	21,225	52,954
2020 Census Population	5,186	21,624	55,025
2010 Census Population	5,460	22,416	55,629
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	-0.4%	-0.2%	-0.2%
2024 Median Age	41.1	41.1	40.0
<b>HOUSEHOLDS</b>			
2024 Estimated Households	2,288	9,633	23,819
2029 Projected Households	2,206	9,305	23,064
2020 Census Households	2,358	9,696	24,127
2010 Census Households	2,384	9,868	24,177
Projected Annual Growth 2024 to 2029	-0.7%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2024	-0.3%	-0.2%	-0.1%
<b>RACE &amp; ETHNICITY</b>			
2024 Estimated White	77.5%	76.3%	73.4%
2024 Estimated Black or African American	10.5%	9.6%	10.6%
2024 Estimated Asian or Pacific Islander	2.4%	3.9%	3.2%
2024 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.5%
2024 Estimated Other Races	9.1%	9.8%	12.2%
2024 Estimated Hispanic	11.7%	12.4%	15.4%
<b>INCOME</b>			
<b>2024 Estimated Average Household Income</b>	<b>\$90,459</b>	<b>\$96,024</b>	<b>\$91,169</b>
2024 Estimated Median Household Income	\$74,837	\$75,285	\$68,916
2024 Estimated Per Capita Income	\$39,946	\$42,632	\$40,252
<b>EDUCATION</b>			
2024 Estimated High School Graduate	24.9%	25.2%	26.5%
2024 Estimated Some College	30.7%	25.0%	24.3%
2024 Estimated Associates Degree Only	8.9%	11.3%	11.3%
2024 Estimated Bachelors Degree Only	19.0%	19.2%	18.0%
2024 Estimated Graduate Degree	10.5%	11.0%	10.2%
<b>BUSINESS</b>			
2024 Estimated Total Businesses	316	991	1,829
<b>2024 Estimated Total Employees</b>	<b>3,197</b>	<b>10,916</b>	<b>21,453</b>
2024 Estimated Employee Population per Business	10.1	11.0	11.7
2024 Estimated Residential Population per Business	16.4	21.9	29.6



## LOCATION

