

For Lease Retail Space

105 W. 1st Avenue, Coal Valley, IL 61240



Available

Size: ±800 SF
Rent: \$2.50 PSF/Mo., NNN

Features

- ▶ Near Quad Cities International Airport
- ▶ Premises is a turn-key laundromat. As-Is delivery - includes all current equipment
- ▶ Contiguous to 7-Eleven store
- ▶ Eyebrow signage available
- ▶ Signalized intersection of 1st Avenue and Hiawatha Pioneer Trail

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

Trade Area



Area Demographics

	1 Mile	2 Mile	3 Mile
Population			
2025 Estimated Population	3,173	10,244	23,531
2030 Projected Population	3,139	10,040	23,050
2020 Census Population	3,103	10,103	23,381
2010 Census Population	3,128	10,209	23,602
Projected Annual Growth 2025 to 2030	-0.2%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	-	-	-
2025 Median Age	42.8	40.7	40.5
Households			
2025 Estimated Households	1,303	4,297	10,341
2030 Projected Households	1,305	4,253	10,207
2020 Census Households	1,268	4,336	10,386
2010 Census Households	1,275	4,362	10,372
Projected Annual Growth 2025 to 2030	-	-0.2%	-0.3%
Historical Annual Growth 2010 to 2025	0.1%	-	-
Race & Ethnicity			
2025 Estimated White	85.7%	76.5%	72.9%
2025 Estimated Black or African American	4.5%	9.3%	12.7%
2025 Estimated Asian or Pacific Islander	2.0%	6.2%	5.4%
2025 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2025 Estimated Other Races	7.6%	7.8%	8.7%
2025 Estimated Hispanic	9.4%	9.6%	10.7%
Income			
2025 Estimated Average Household Income	\$108,231	\$108,418	\$101,614
2025 Estimated Median Household Income	\$85,895	\$89,044	\$83,240
2025 Estimated Per Capita Income	\$44,527	\$45,615	\$44,804
Education			
2025 Estimated High School Graduate	31.5%	28.7%	27.1%
2025 Estimated Some College	23.6%	23.9%	24.5%
2025 Estimated Associates Degree Only	10.2%	11.1%	9.9%
2025 Estimated Bachelors Degree Only	16.1%	18.8%	18.9%
2025 Estimated Graduate Degree	10.7%	11.1%	11.8%
Business			
2025 Estimated Total Businesses	51	254	799
2025 Estimated Total Employees	548	3,202	8,790
2025 Estimated Employee Population per Business	10.8	12.6	11.0
2025 Estimated Residential Population per Business	62.8	40.3	29.4