



**LOCATION.**  
commercial real estate

Great Clips  
IT'S GONNA BE GREAT  
US Cellular  
POPEYES  
LOUISIANA STYLE

40th Ave

38th St 6,695 (2024)

OUTPARCEL  
AVAILABLE

44th Ave

Applebees

Wendy's

Steak 'n Shake

Chick-fil-A

41st Ave Dr 7,948 (2024)

Club  
CARRIBBEAN

AVAILABLE  
AVAILABLE

FIVE GUYS  
BURGERS and FRIES  
McALISTER'S  
BBQ

at&t  
tropical CAFE

John Deere Rd

36,583 (2024)

OUTPARCEL  
AVAILABLE

DOLLAR TREE

Marshalls

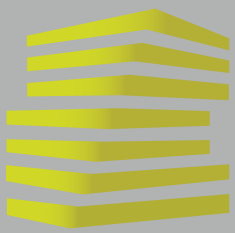
Walmart

# ROCK RIVER PLAZA

3430 41ST AVENUE DRIVE

MOLINE, IL





# ROCK RIVER PLAZA

## NEIGHBORHOOD VIBE

JOE LODES

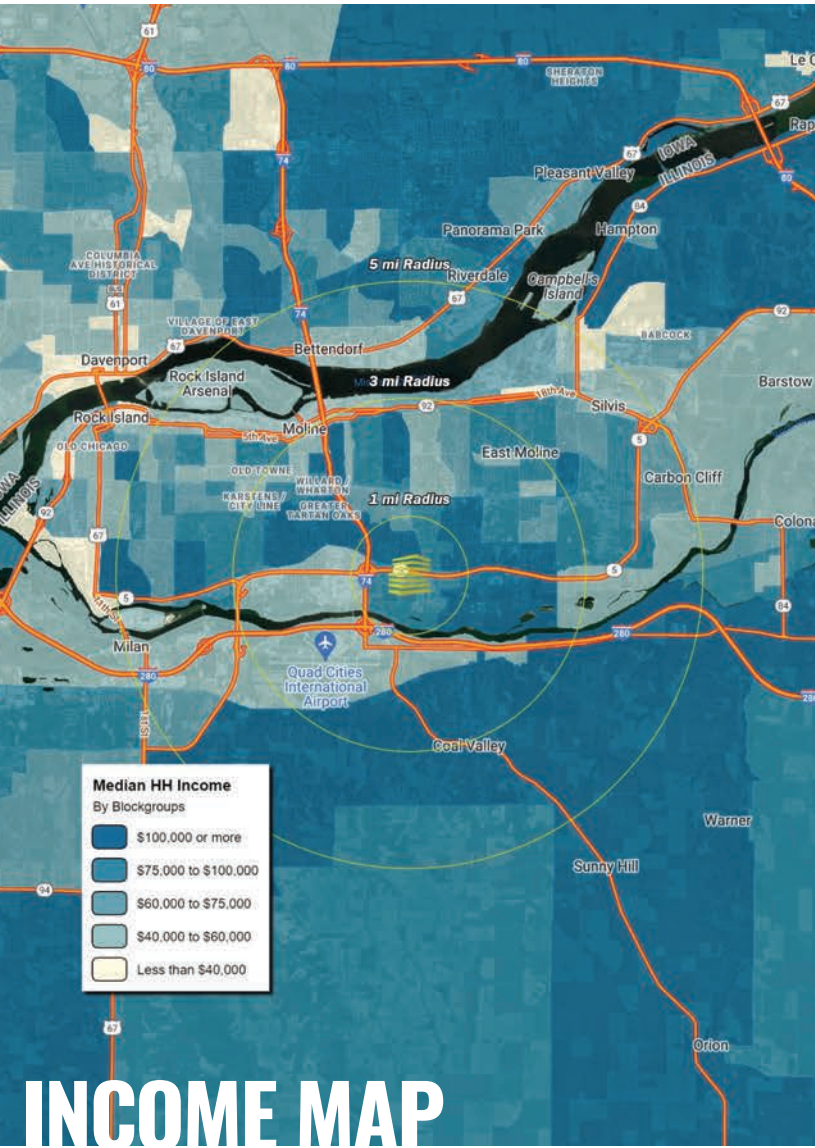
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# INCOME MAP

## TRADE AREA OVERVIEW

The City of Moline is located in the heart of the Midwest, nestled between the banks of the Mississippi River and Rock River. Located approximately 165 miles west of Chicago and midway between Minneapolis to the north and St. Louis to the South, Moline is the ninth most populated city in Illinois outside of the Chicago Metropolitan Area. Along with the cities of East Moline and Rock Island in Illinois, and Davenport and Bettendorf in Iowa, together they make up a metropolitan area known as Quad Cities.

Moline and its neighbors help form the largest urban concentration between St. Louis and Minneapolis along the Mississippi River. Major interstates I-80, I-88, and I-74 provide ready access in all directions, making the region a preferred location for logistics and distribution facilities.

The corporate headquarters of Deere & Company is located in Moline, as was Montgomery Elevator, which was founded and headquartered in Moline until 1997, when it was acquired by Kone Elevator, which has its U.S. Division headquartered in Moline. Quad City International Airport, Niabi Zoo, and Black Hawk College are located in the Moline area. Moline is a retail hub for the Illinois Quad Cities, as South Park Mall and numerous big-box shopping plazas are located in the city.

Moline's downtown serves as one of the civic and recreational hubs of the Quad Cities; many events take place at the 12,000-seat iWireless Center (formerly known as The MARK of the Quad Cities) and at John Deere Commons. Downtown Moline features hotels such as Radisson and Stoney Creek Inn, and commercial areas such as Bass Street Landing and the historic 5th Avenue.

## DEMOGRAPHICS

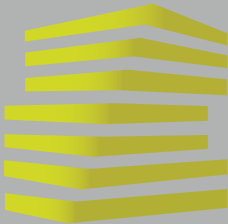
	1 mile	3 miles	5 miles
<b>POPULATION</b>	5,429	51,855	109,719
<b>HOUSEHOLDS</b>	2,483	22,962	47,314
<b>EMPLOYEES</b>	2,183	19,461	45,462
<b>MED HH INCOME</b>	\$91,855	\$90,858	\$89,231

## AREA RETAIL | RESTAURANTS



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# ROCK RIVER PLAZA

## SITE PLAN

JOE LODES

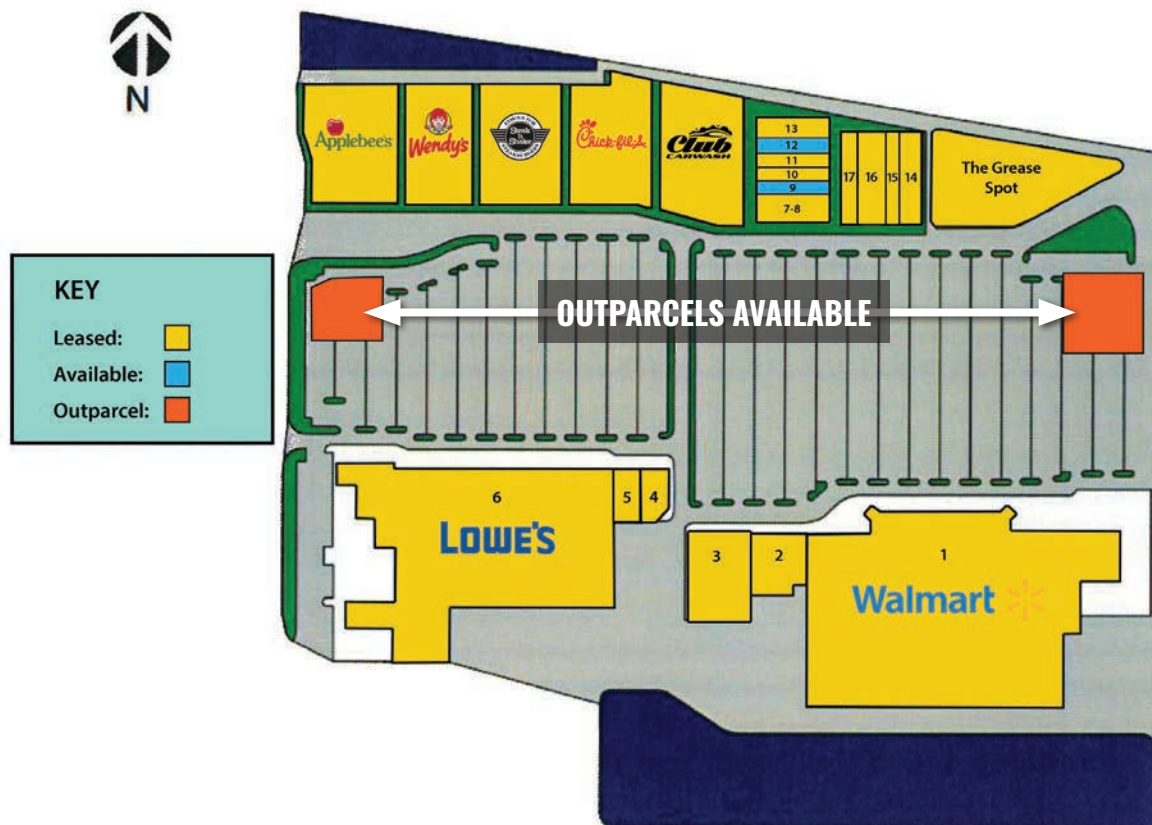
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Suite	Tenant	SF
1	Walmart	194,747
2	Dollar Tree	11,640
3	Marshalls	24,564
4	Sally Beauty	1,758
5	Green Leaf Tobacco	3,342
6	Lowe's	131,644
7-8	McAlister's	3,755
9	AVAILABLE	2,125
10	Nothing Bundt Cakes	2,550
11	Lovely Nails	1,275
12	AVAILABLE	1,275
13	Five Guys	2,550
14	Chipotle	2,450
15	Wingstop	1,750
16	AT&T	2,100
17	Tropical Smoothie Cafe	1,750

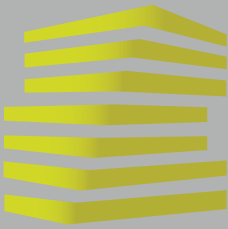
- ANCHORED BY WALMART SUPERCENTER, LOWE'S, AND MARSHALL'S
- 2,125 SF AVAILABLE
- 2 OUTPARCELS AVAILABLE FOR GROUND LEASE
- THE PROPERTY PROVIDES SIGNALIZED ACCESS AND VISIBILITY TO OVER 41,000 VPD
- CALL FOR PRICING

**360 VIRTUAL TOURS**  
AVAILABLE SUITE



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# ROCK RIVER PLAZA MARKET AERIAL

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