



243 12th Avenue

East Moline, Illinois 61244

Lease Rate: \$17.50/PSF NNN

Property Features

- New construction retail space available in the mixed-use development “The Bend”
- From 1,200 SF – 4,489 SF available including drive – thru end cap space
- Vanilla shell delivery
- Great exposure to the Hyatt customers (233 rooms) and soon to be constructed apartment building (Riverbend Commons – 72 Units) located in The Bend development
- Located only 2.8 Miles (6-min drive) from I-74
- \$17.50 PSF (NNN) - \$6.75 Pass Thru Expenses



SF	Lease Rate
1,200 SF	\$17.50/PSF (NNN)
1,500 SF	\$17.50/PSF (NNN)
2,206 SF	\$17.50/PSF (NNN)
2,668 SF	\$17.50/PSF (NNN)
3,000 SF	\$17.50/PSF (NNN)
3,500 SF	\$17.50/PSF (NNN)
4,489 SF	\$17.50/PSF (NNN)

Chris Wilkins

Vice President/Director

direct: 563.823.5108

call or text: 563.505.4741

email: cwilkins@ruhlcommercial.com

Alex Kelly

direct: 563.823.5143

call or text: 309.236.5489

email: akelly@ruhlcommercial.com