

2252

24TH STREET
ROCK ISLAND, ILLINOIS

Corner of 24th Street & 23rd Avenue

RETAIL FOR LEASE

APPROXIMATE SIZE

20,000 SF

ASKING RENT

\$8 PSF + NNN

POSSESSION

Immediate

TERM

15+ Years

FRONTAGE

300 FT Wraparound

COMMENTS

- 20,000 SF that can be subdivided
- "Dollar Tree" co-tenant
- 130 parking lot spaces on-site
- Standalone building with a large signage presence in a dense residential neighborhood
- 20 FT high ceilings
- Loading dock

NEIGHBORS

Dollar Tree • Whitney's Ice Cream • Flips Pancake House • Hy-Vee Grille • Checkers & Rally's • Aldi • Family Dollar • US Bank • Wells Fargo

TRANSPORTATION



NOAM AZIZ

Managing Director
212.468.5984
naziz@meridiancapital.com

JASON BERISHA

Associate
212.468.5955
jberisha@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

2252 24TH STREET

ROCK ISLAND, ILLINOIS | Corner of 24th Street and 23rd Avenue

RETAIL FOR LEASE



INTERIOR

NOAM AZIZ

Managing Director
212.468.5984

naziz@meridiancapital.com

JASON BERISHA

Associate
212.468.5955

jberisha@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

2252 24TH STREET

ROCK ISLAND, ILLINOIS | Corner of 24th Street and 23rd Avenue

RETAIL FOR LEASE



EXTERIOR

NOAM AZIZ

Managing Director
212.468.5984
naziz@meridiancapital.com

JASON BERISHA

Associate
212.468.5955
jberisha@meridiancapital.com



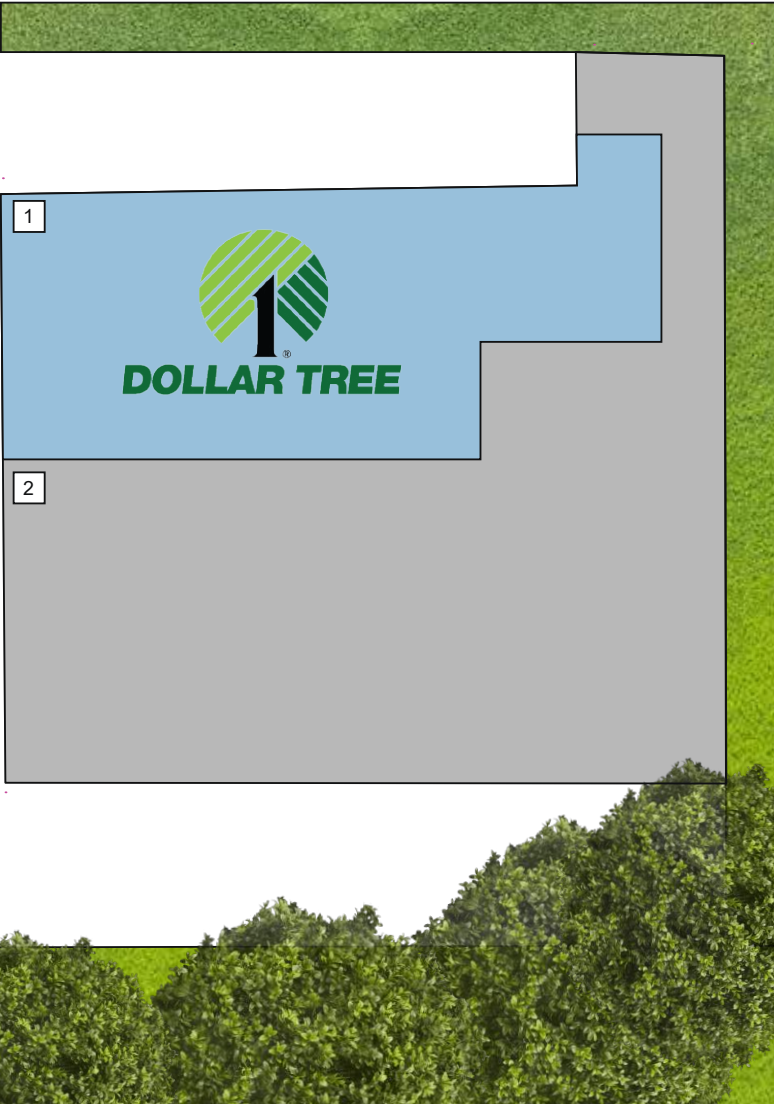
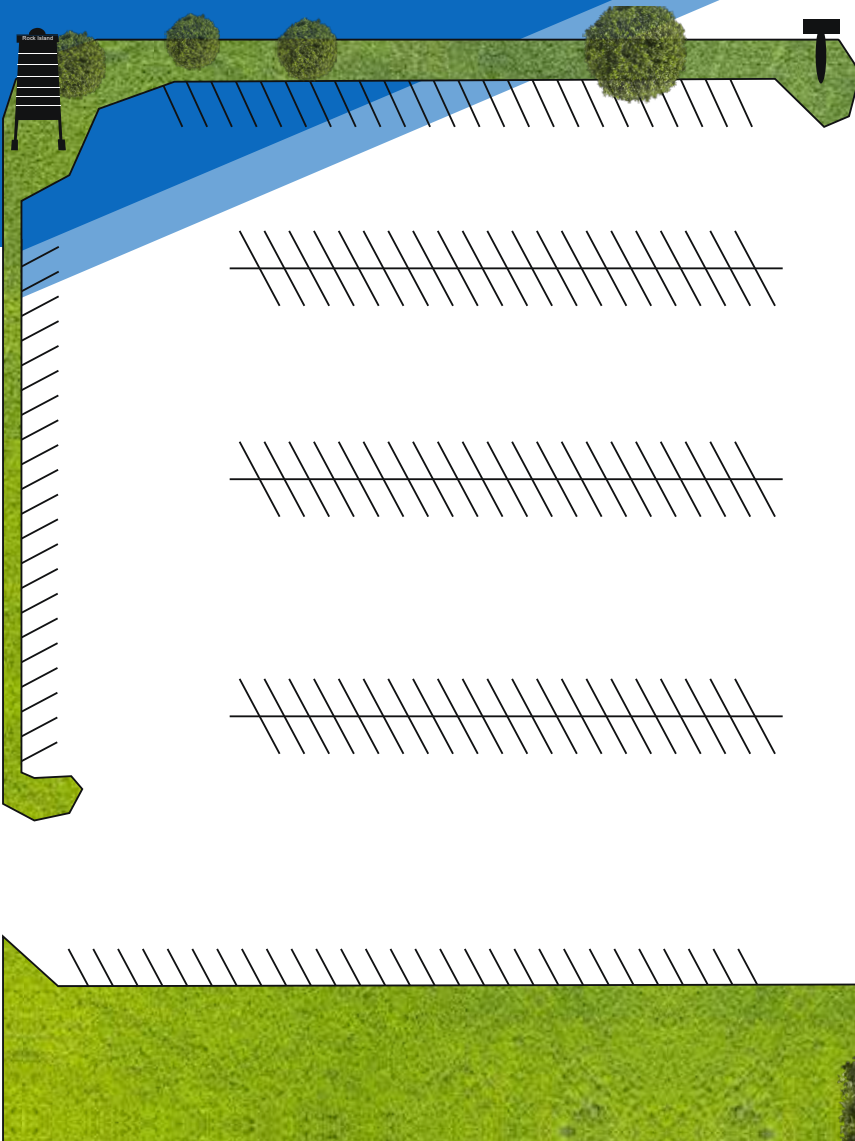
MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

2252 24TH STREET
ROCK ISLAND, ILLINOIS | Corner of 24th Street and 23rd Avenue

RETAIL FOR LEASE

LOT/FLOOR PLAN



NOAM AZIZ
Managing Director
212.468.5984
naziz@meridiancapital.com

JASON BERISHA
Associate
212.468.5955
jberisha@meridiancapital.com



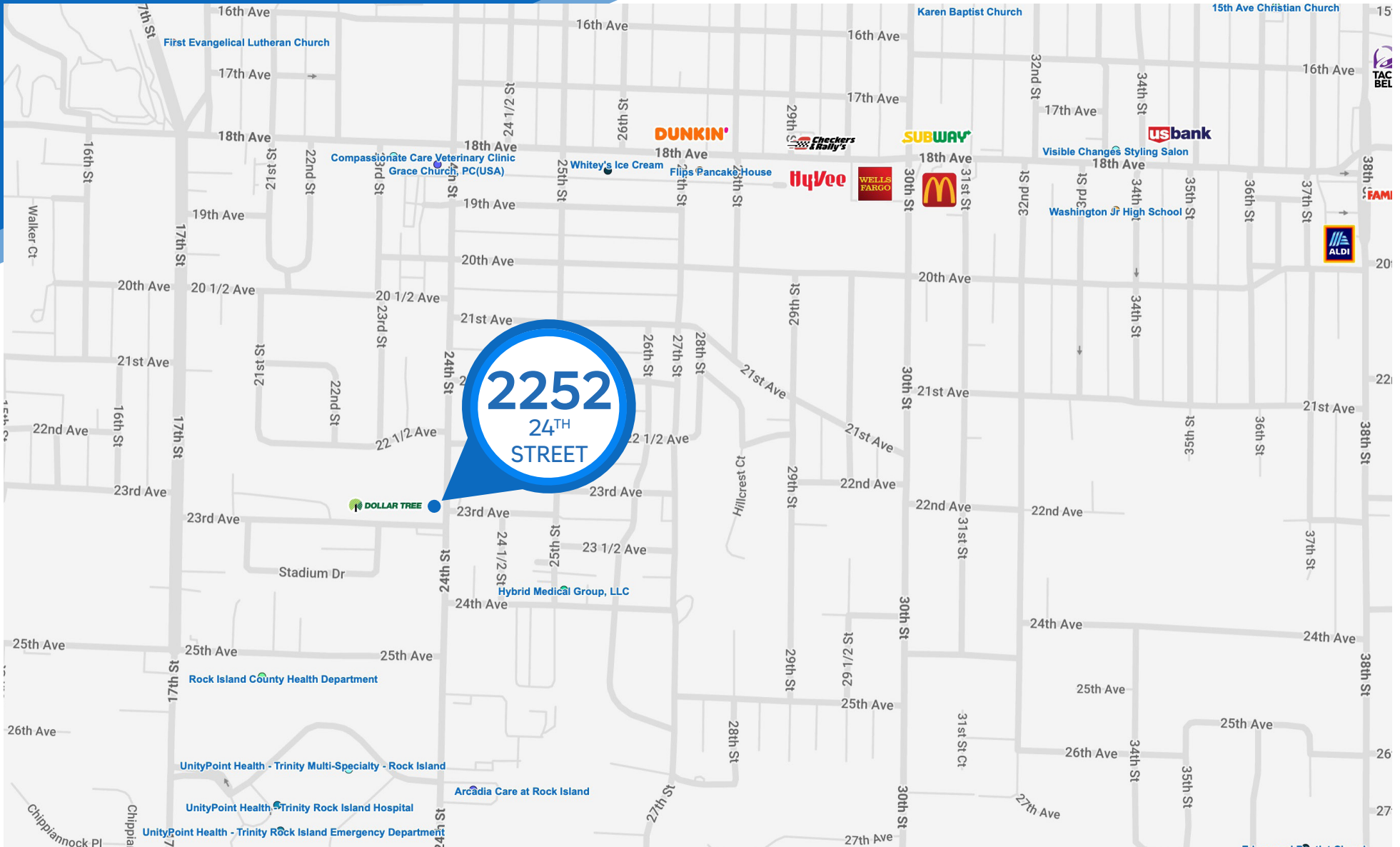
MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

2252 24TH STREET

ROCK ISLAND, ILLINOIS | Corner of 24th Street and 23rd Avenue

RETAIL FOR LEASE



NEIGHBORS

NOAM AZIZ

Managing Director
212.468.5984
naziz@meridiancapital.com

JASON BERISHA

Associate
212.468.5955
jberisha@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.