



## Strip Center

**Available Sq. Ft.: 4,000**

### Address:

---

501 - 505 West 1st Avenue  
Colona, IL 61241 (Henry County)

### Property and Area Description:

---

4000 sf strip center with multiple suites (1000 sf or larger). Sold as unit:  
\$400,000

Natural gas; city sewer.

Breakfast side of a traffic light. Traffic Count: 13,200

Zoned B-4.

Available for sale or lease (\$4 psf NNN).

### Building Details:

---

Total Sq. Ft.: 4,000	Building Type: Commercial
Number of Stories: 1	Year Built:
Ceiling Peak (ft.): 0.0	Ceiling Eaves (ft.): 0.0
Expandable: Unknown	Can Subdivide: Unknown
Construction Type: Concrete Block	Zoning: Business District
Site Size (Acres): 0.48	Within City Limits: Yes
Former use: Offices; Day Care Center	

### Transportation:

---

Nearest Interstate: I-80	Distance (miles): 1
Nearest 4-Lane Highway: IL 5	Distance (miles): 1
Nearest Commercial Airport: Quad City International Airport	Distance (miles): 10
Rail Served: Unknown	

### Utilities:

---

Electric Distribution: MidAmerican Energy  
Natural Gas Distribution: MidAmerican Energy  
Water:  
Sewer: City of Colona  
Local Telecommunications Service:



### Contact:

---

Kevin Wittenauer  
MHP1 LLC  
PO Box 1042  
Moline, IL 61266  
Phone: 309-631-8888

Judith Gilbert  
City of Colona  
100 East 9th Avenue  
Colona, IL 61241  
Phone: 309-792-0571  
E-mail: [jjgilbert@colonail.com](mailto:jjgilbert@colonail.com)

### Offering:

---

Sale Price: \$400,000  
Lease Rate Per (Sq. Per Year): \$4 psf NNN