



FOR LEASE

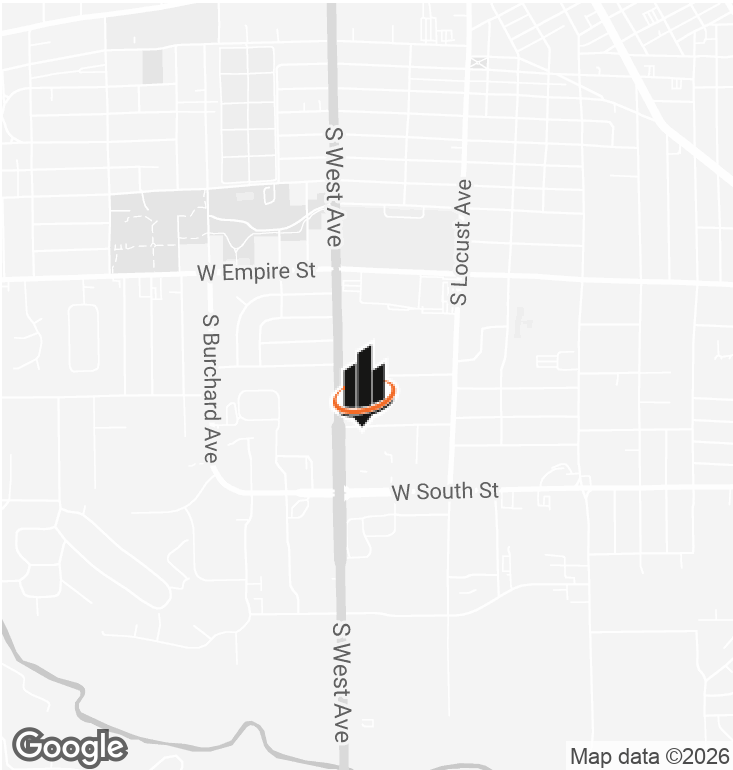
Space Available at Freeport Shopping Center

1601-1609 S. WEST AVENUE
Freeport, IL 61032

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	19,578 SF
AVAILABLE SF:	1,340 SF
LOT SIZE:	1.9 Acres
YEAR BUILT:	2000
RENOVATED:	2014
SUBMARKET:	Illinois North

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present a leasing opportunity at Freeport Shopping Center, located at 1601-1609 S. West Avenue in the heart of Freeport, IL. This retail strip center, with the last unit available, is ±1,340 SF, with frontage on S. West Avenue, an open concept, office, restrooms, and signage. Join Family Dollar, Sherwin-Williams, and Shoe Carnival with the former JoAnn Fabrics anchor tenant. Renovated unit with opportunity for retail or office use.

PROPERTY HIGHLIGHTS

- ±1,340 SF Renovated Retail Unit
- Open Concept | Office | Restrooms | Storage
- Frontage on S. West Avenue | Signalized intersection
- Facade and Monumental Signage
- Plenty of Parking

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,340 SF	LEASE RATE:	Negotiable

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1603	1,340 SF	NNN	Negotiable	Former US Cellular Retail Suite Open Concept Office Restrooms

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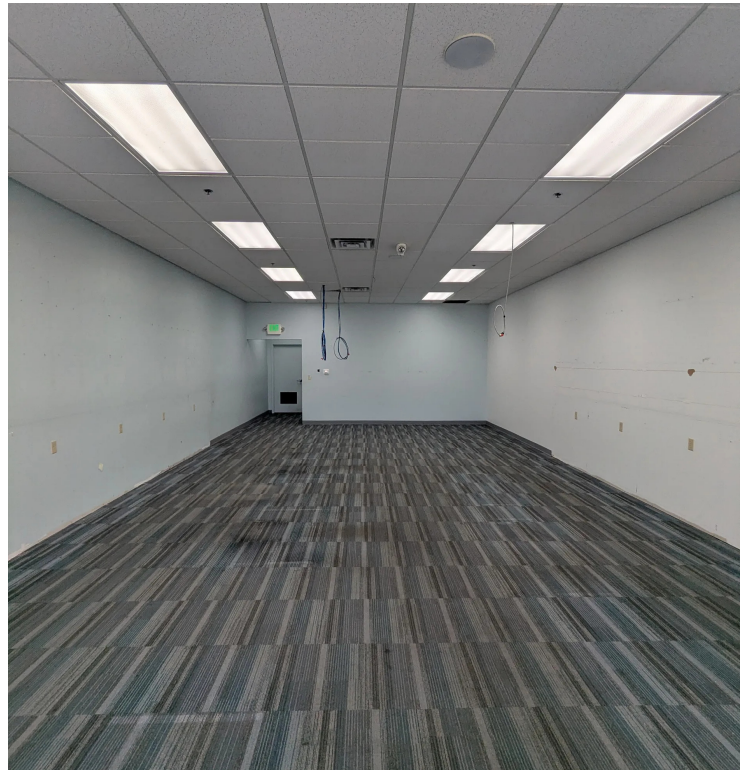
SITE PLAN



Unit 1601	Family Dollar
Unit 1603	AVAILABLE - 1,340 SF
Unit 1605	Shoe Carnival
Unit 1607	Sherwin Williams
Unit 1609	Proposed Walgreens

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ADDITIONAL PHOTOS



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AERIAL PHOTO



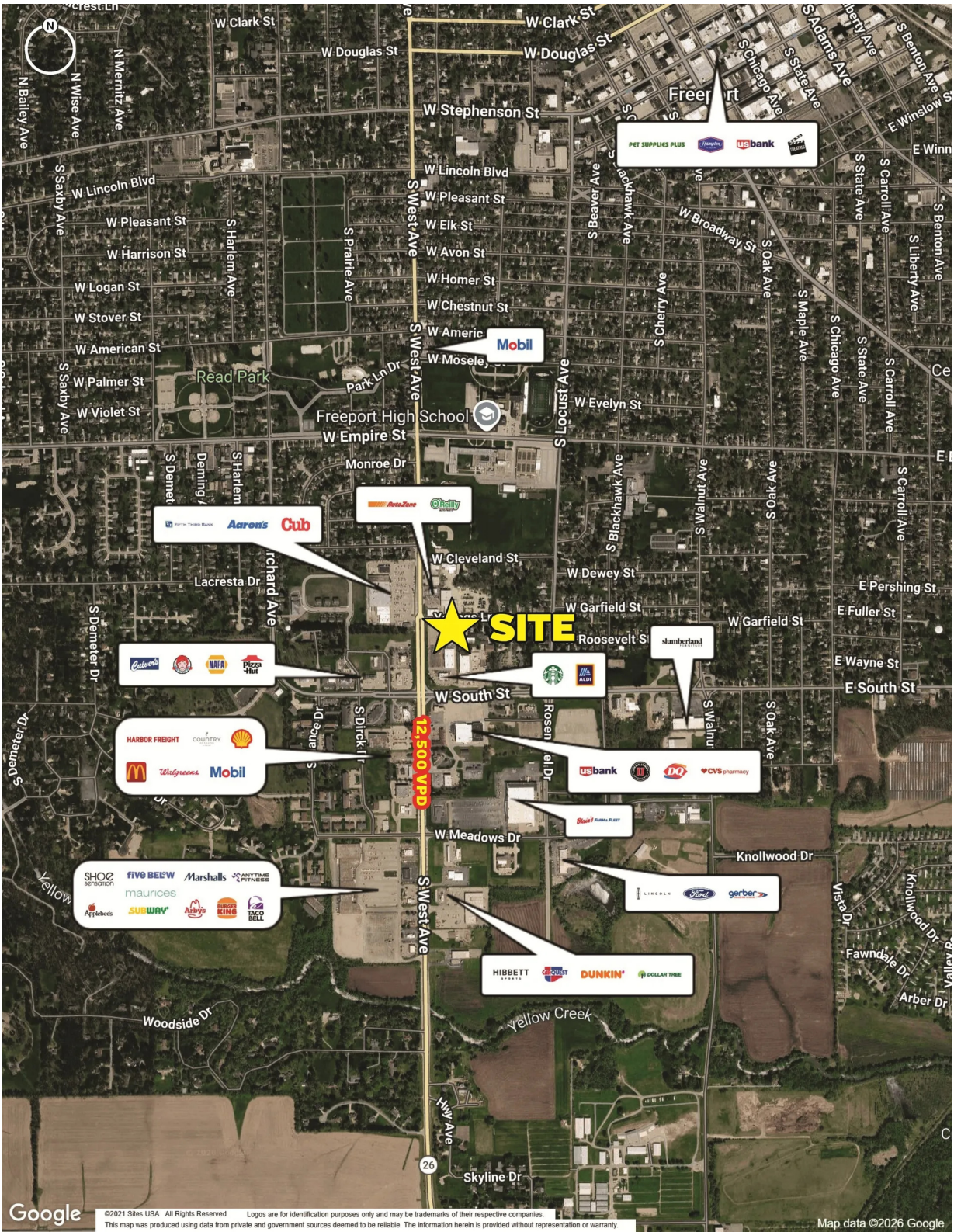
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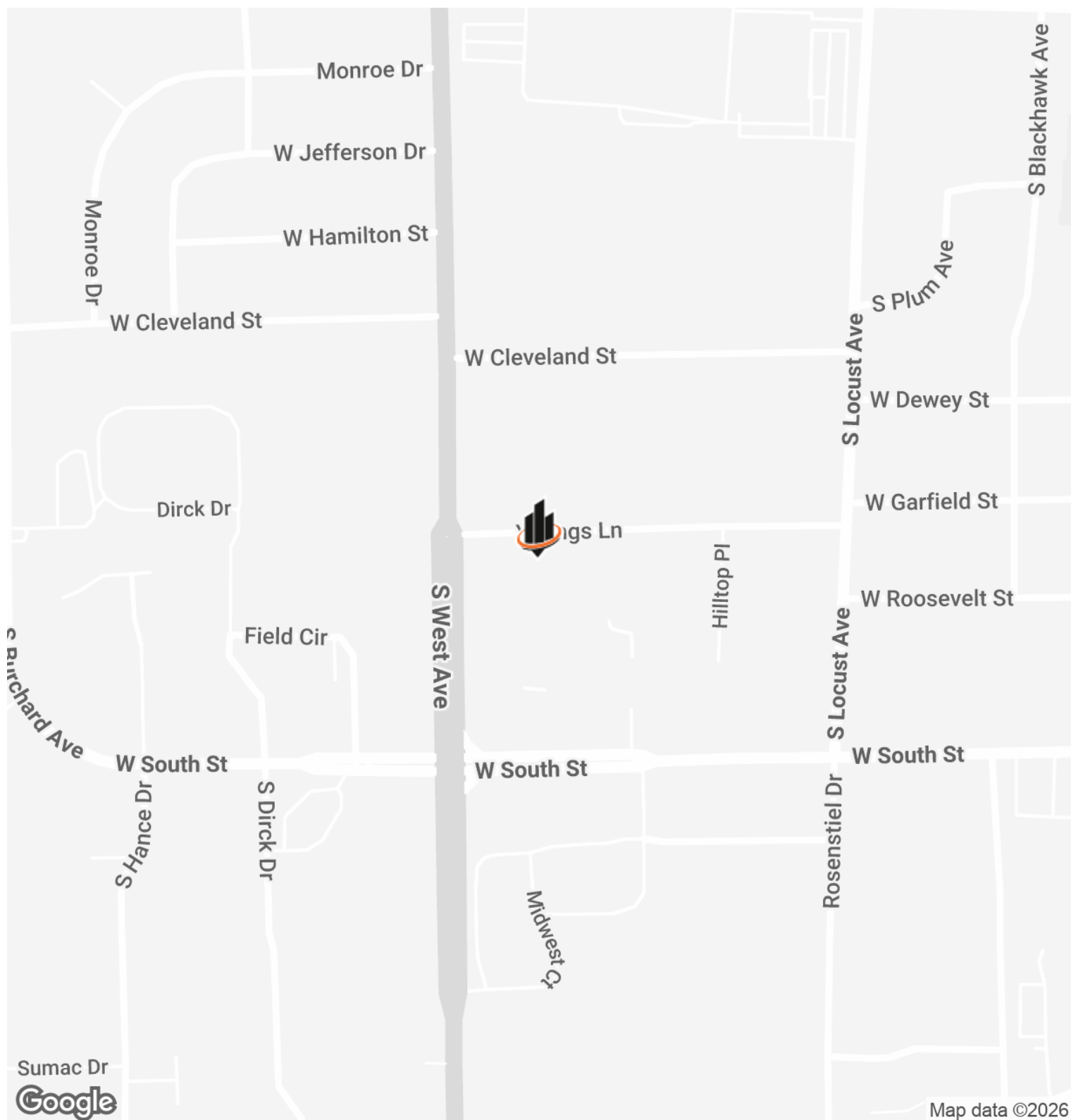
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RETAILERS IN AREA



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LOCATION MAP



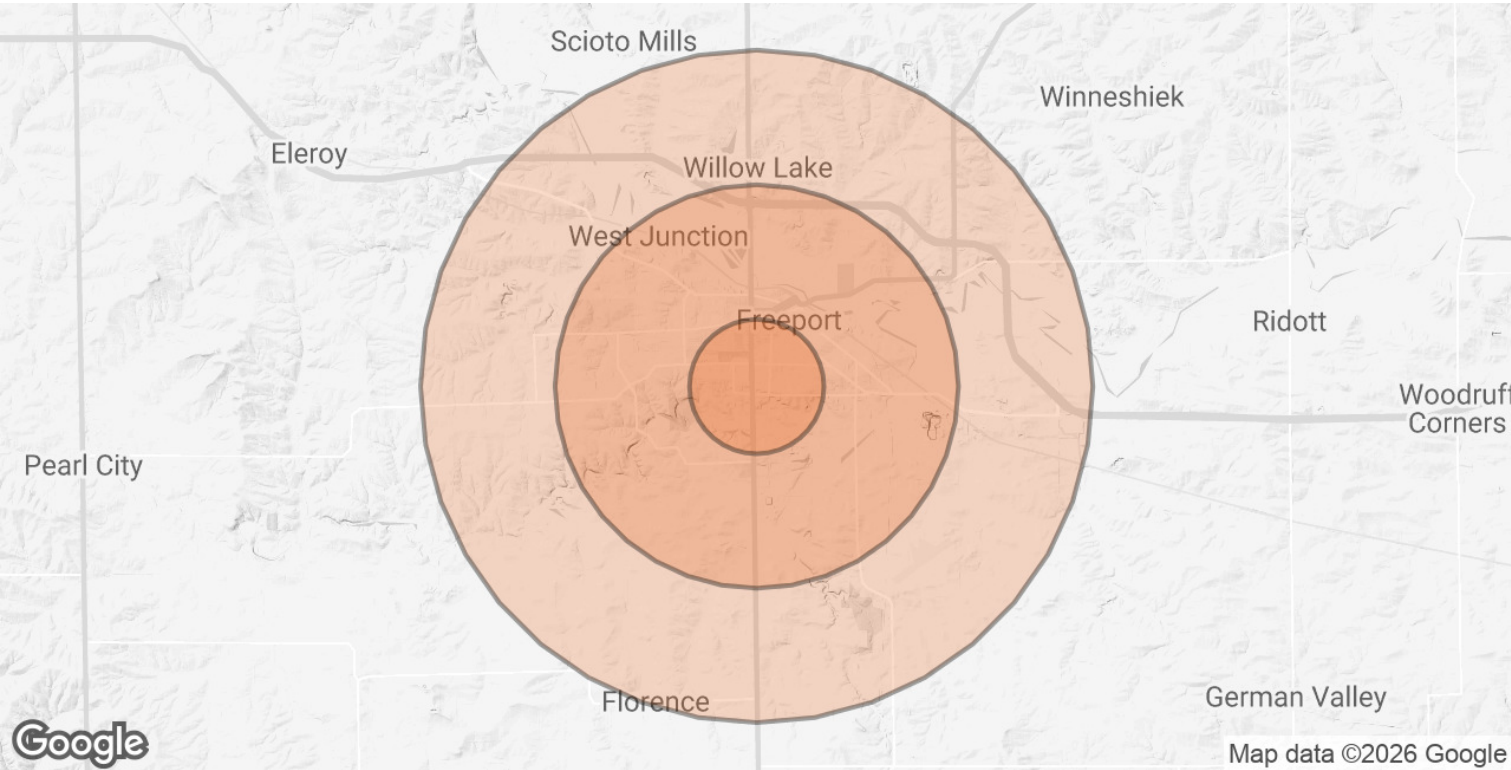
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,551	23,343	26,303
AVERAGE AGE	39.8	44.6	45.5
AVERAGE AGE (MALE)	40.0	42.4	43.4
AVERAGE AGE (FEMALE)	38.9	45.3	46.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,761	10,949	12,246
# OF PERSONS PER HH	2.3	2.1	2.1
AVERAGE HH INCOME	\$66,209	\$65,298	\$68,515
AVERAGE HOUSE VALUE	\$83,328	\$109,148	\$119,592

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