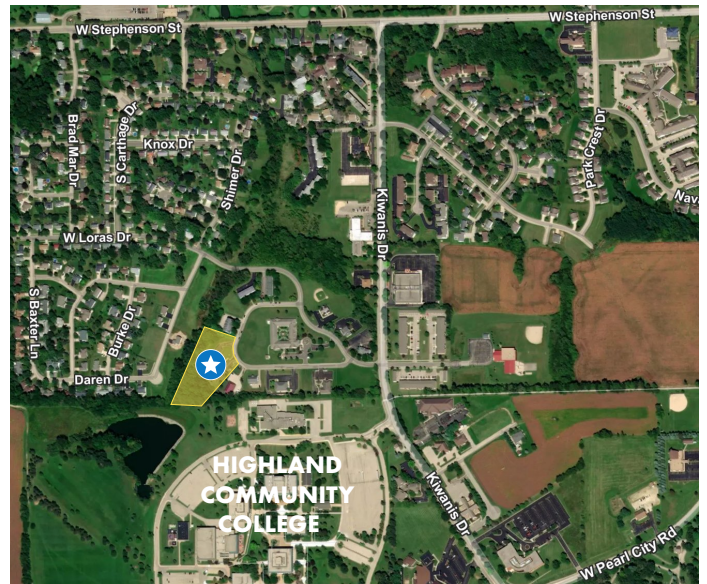


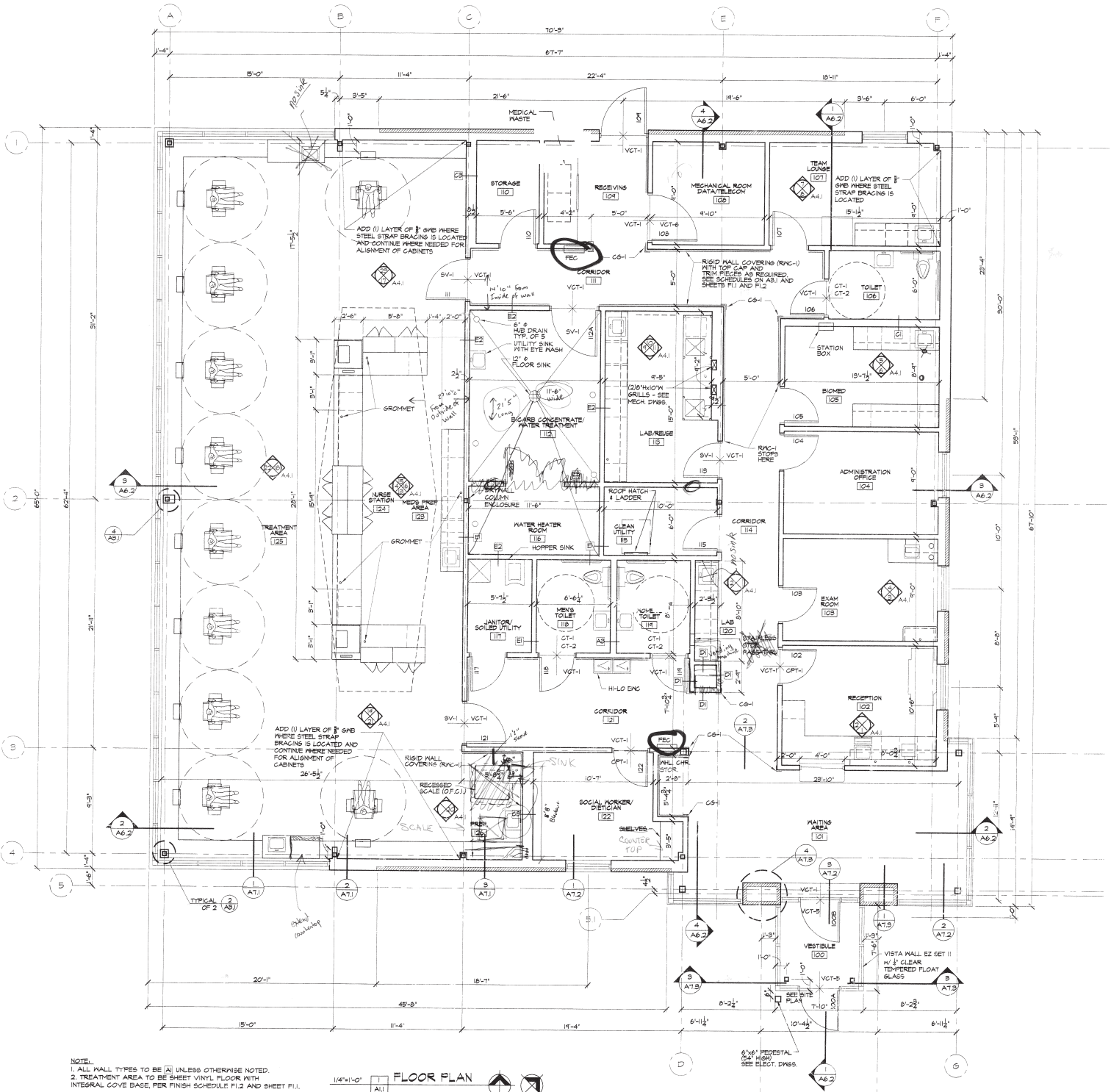
Office/Medical Building

1026 Kunkle Blvd. | Freeport, IL



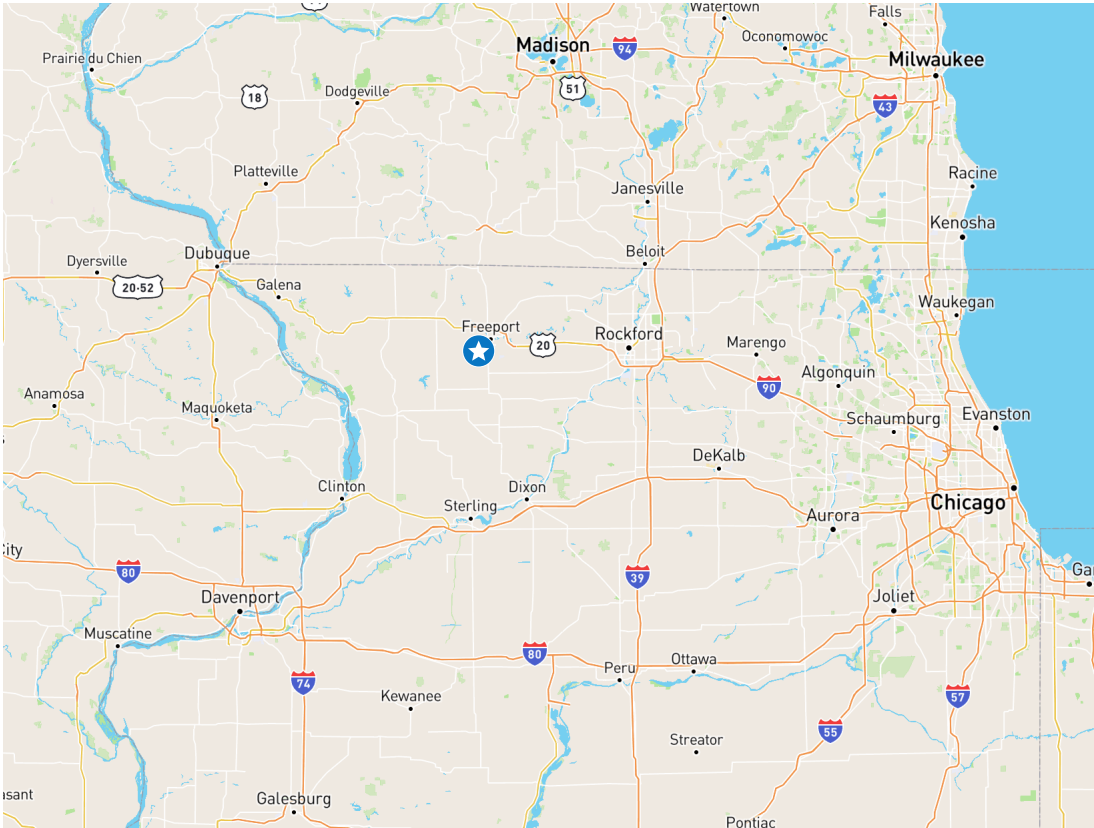
Property Highlights

- + 4,700 SF single-story office building
- + Situated on 2.56 acre site
- + Additional land available for expansion
- + Former medical, adaptable to other uses
- + 31 parking spaces - Parking 6.6/1,000 SF
- + Monument sign
- + Strong daytime population
- + Situated near W. Stephenson St. and Kiwanis Dr.
- + Just north of Highland Community College campus and under 2 miles to FHN Memorial Hospital

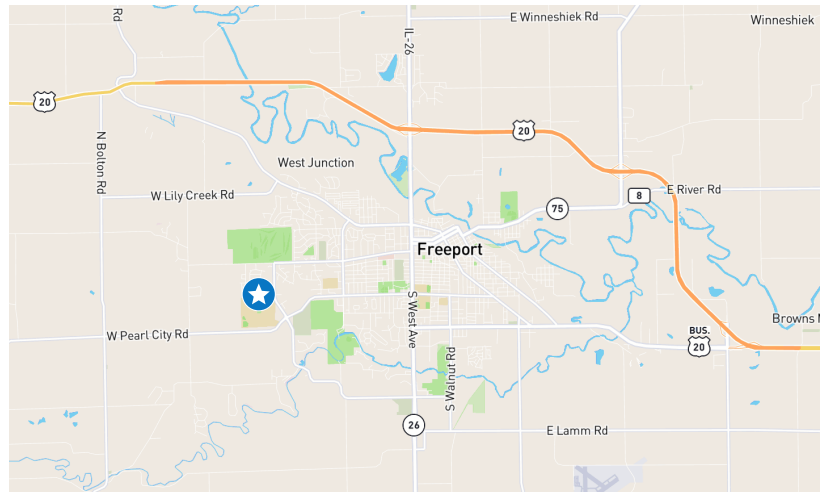


NOTE:
1. ALL HALL TYPES TO BE A1 UNLESS OTHERWISE NOTED.
2. TREATMENT AREA TO BE SHEET VINYL FLOOR WITH INTEGRAL COVE BASE, PER FINISH SCHEDULE F1.2 AND SHEET F1.1.

1/4"=1'-0" **FLOOR PLAN**
PROJECT NORTH TRUE NORTH



Demographics	1 Mile	3 Miles	5 Miles
Population	2,930	19,609	26,933
Average Household Income	\$83,671	\$64,984	\$62,810
Daytime Population	2,927	21,291	29,368
Employees	1,492	11,629	15,922



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