

TOWER PLAZA

Planned development of 16,000 sq. ft. of retail space with an available outlet coming soon to Spring Grove, IL.

Tower Plaza is adjacent to established Jewel/Osco Store, the only one in the trade area. High visibility and traffic for convenience oriented retailers.

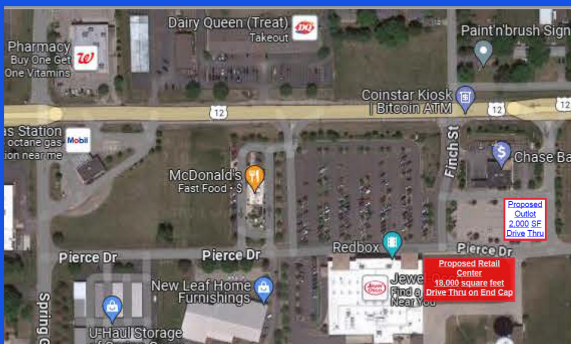
AVAILABLE	Sq. Ft.
Inline Retail Space	6,200
Endcap with Drive-Thru	1,500-3,000
Outlot with Drive-Thru	2,000

2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,912	6,435	14,105
Income	\$119,329	\$112,569	\$117,417

TRAFFIC COUNT

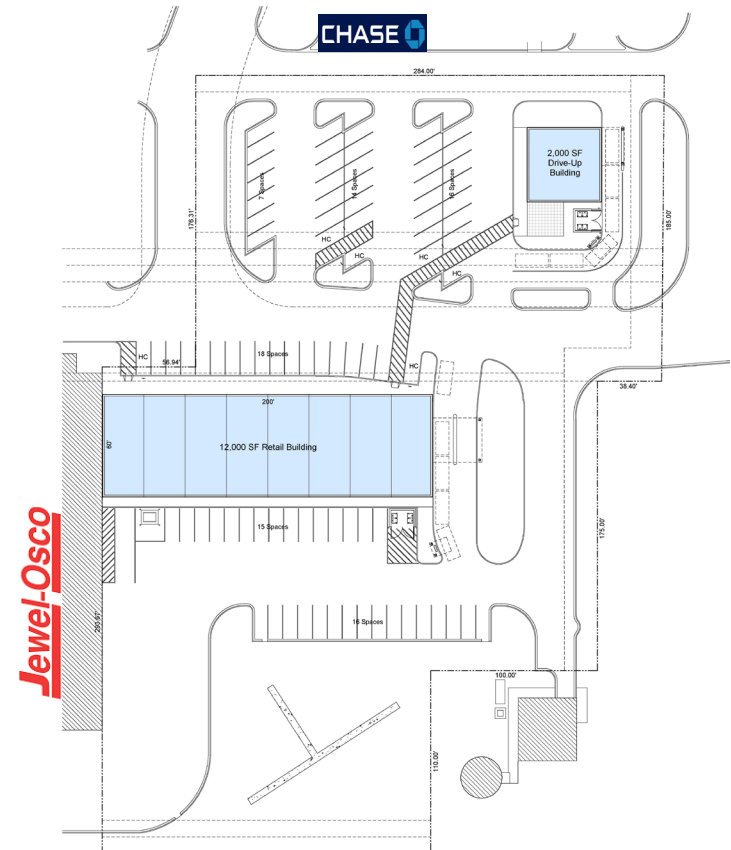
US-12	12,000
Winn Road	5,500



2403 US-12
Spring Grove, IL 60081

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COMING SOON PLANNED DEVELOPMENT INLINE RETAIL SPACE AND OUTLOT



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