

4,450 SF 2ND GENERATION RESTAURANT FOR LEASE

SOUTHGATE PLAZA II

2725 IL RT. 26 | FREEPORT, IL



9450 WEST BRYN MAWR AVENUE | SUITE 550 | ROSEMONT, IL 60018
773.355.3000 (main) | www.lee-associates.com

MICHAEL PETRIK | Senior Associate
mpetrik@lee-associates.com | 773.355.3048

RICK SCARDINO | Principal
rscardino@lee-associates.com | 773.355.3040

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PROPERTY HIGHLIGHTS



4,450 SF second-generation restaurant
in a 11,866 SF center (built in 2015)



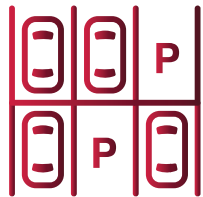
Outlet to Menards (± 790 k visits/year)
Shadow anchored by Walmart
(± 2.1 M/year)



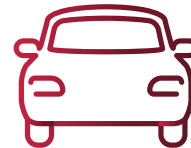
Co-tenants include Athletico Physical
Therapy, Hearing Life, Asia Cafe, and
Verizon.



35 miles from Chicago/Rockford
International Airport



77 parking spaces



Route 26: 15,300 VPD
Route 20: 12,700 VPD
Route 75: 4,150 VPD



1.5 miles from Stephenson
County Fairgrounds
2.2 miles from Freeport H.S.
3 miles from downtown Freeport

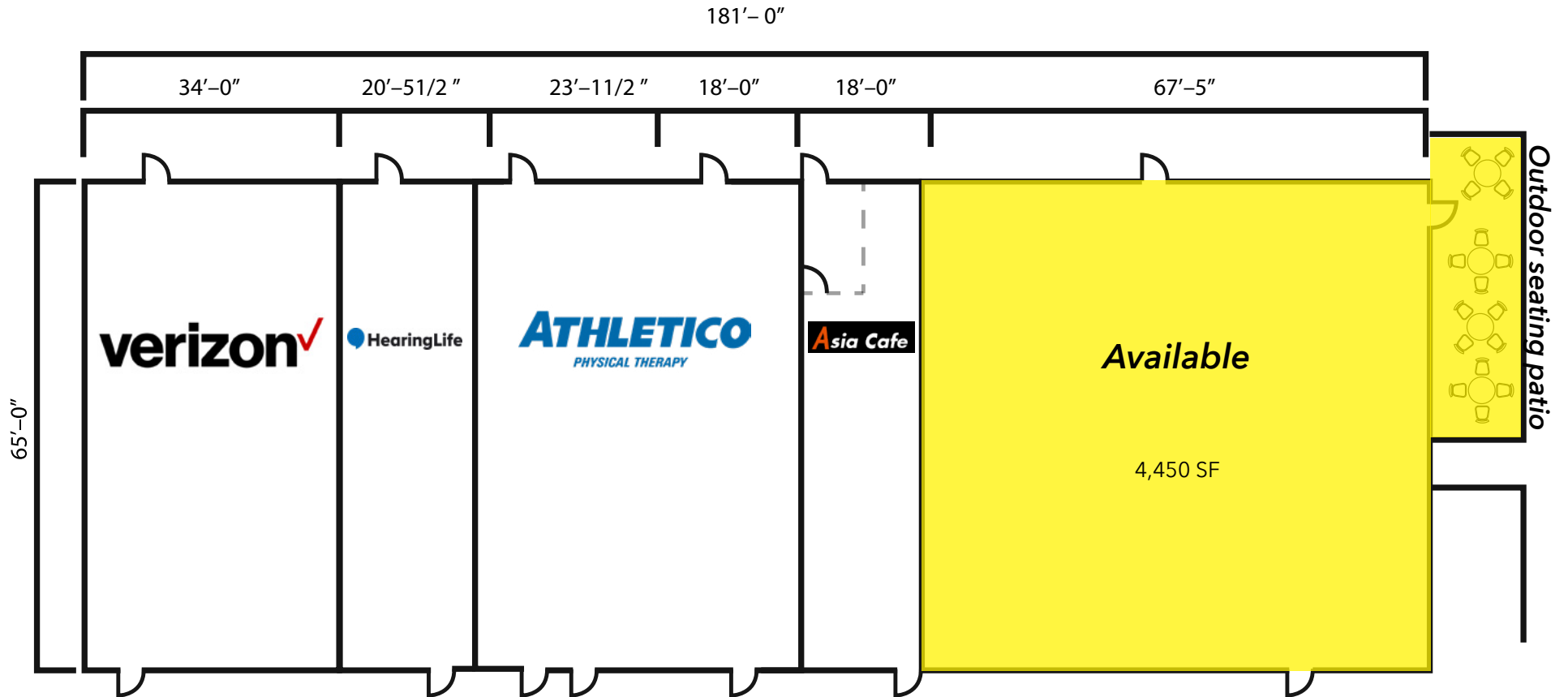


220 frontage along IL Rt. 26 S

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	354	20,130	25,900
# OF HOUSEHOLDS	143	8,986	11,519
HOUSEHOLD INCOME	97,231	69,458	73,809
DAYTIME POPULATION	821	19,415	23,255

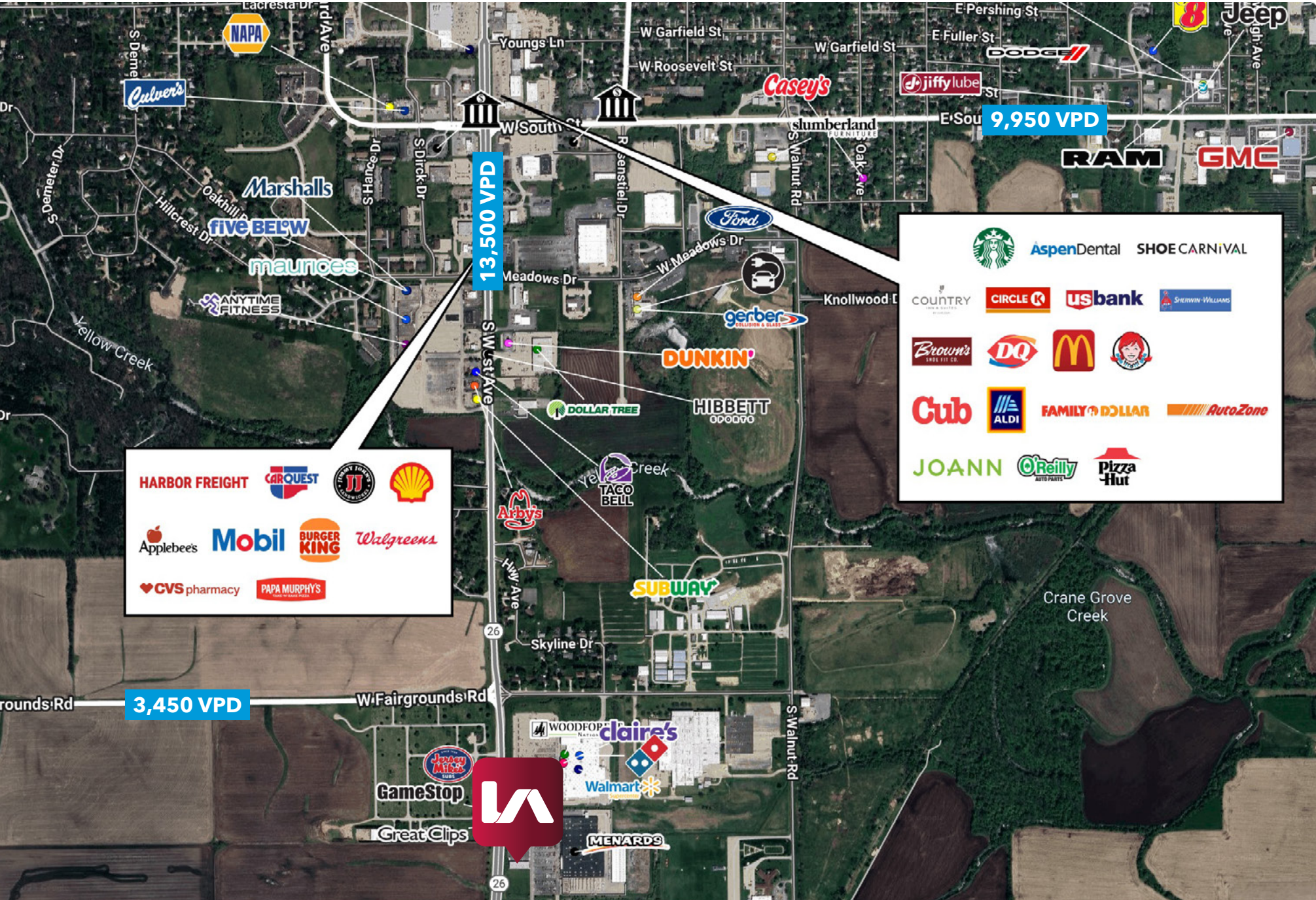
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SITE PLAN



UNIT	TENANT	DESCRIPTION
A	Available	2nd Gen Restaurant
B	Asia Cafe	Restaurant
C & D	Athletico	Physical Therapy Clinic
E	HearingLife	Doctor
F	Verizon	Telecommunications

RETAILER AERIAL



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DEMOGRAPHICS



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Daytime
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