

4,450 SF 2ND GENERATION RESTAURANT FOR LEASE

SOUTHGATE PLAZA II

2725 IL RT. 26 | FREEPORT, IL



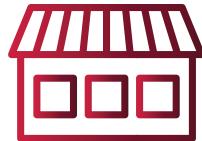
9450 WEST BRYN MAWR AVENUE | SUITE 550 | ROSEMONT, IL 60018
773.355.3000 (main) | www.lee-associates.com

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

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY HIGHLIGHTS



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



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

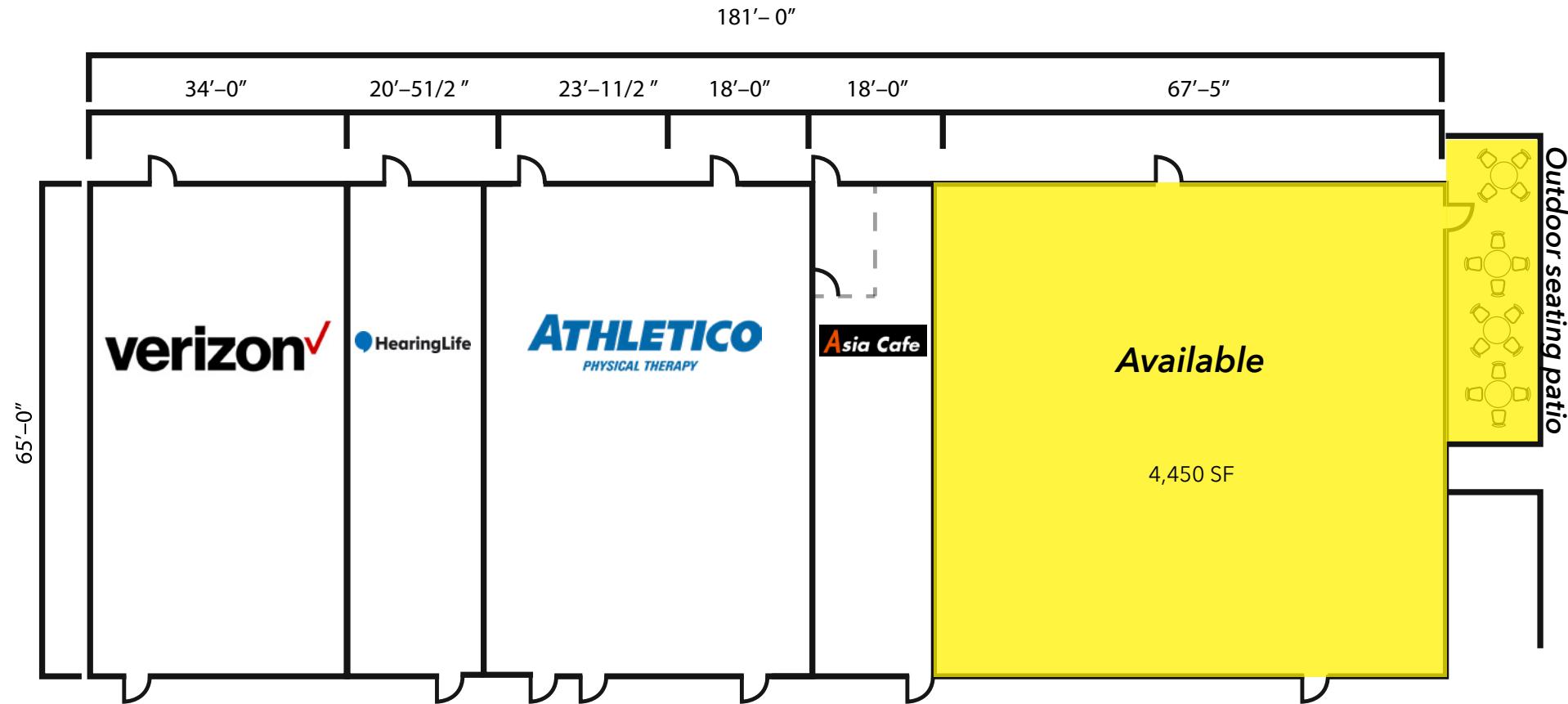


220 frontage along IL Rt. 26 S

	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

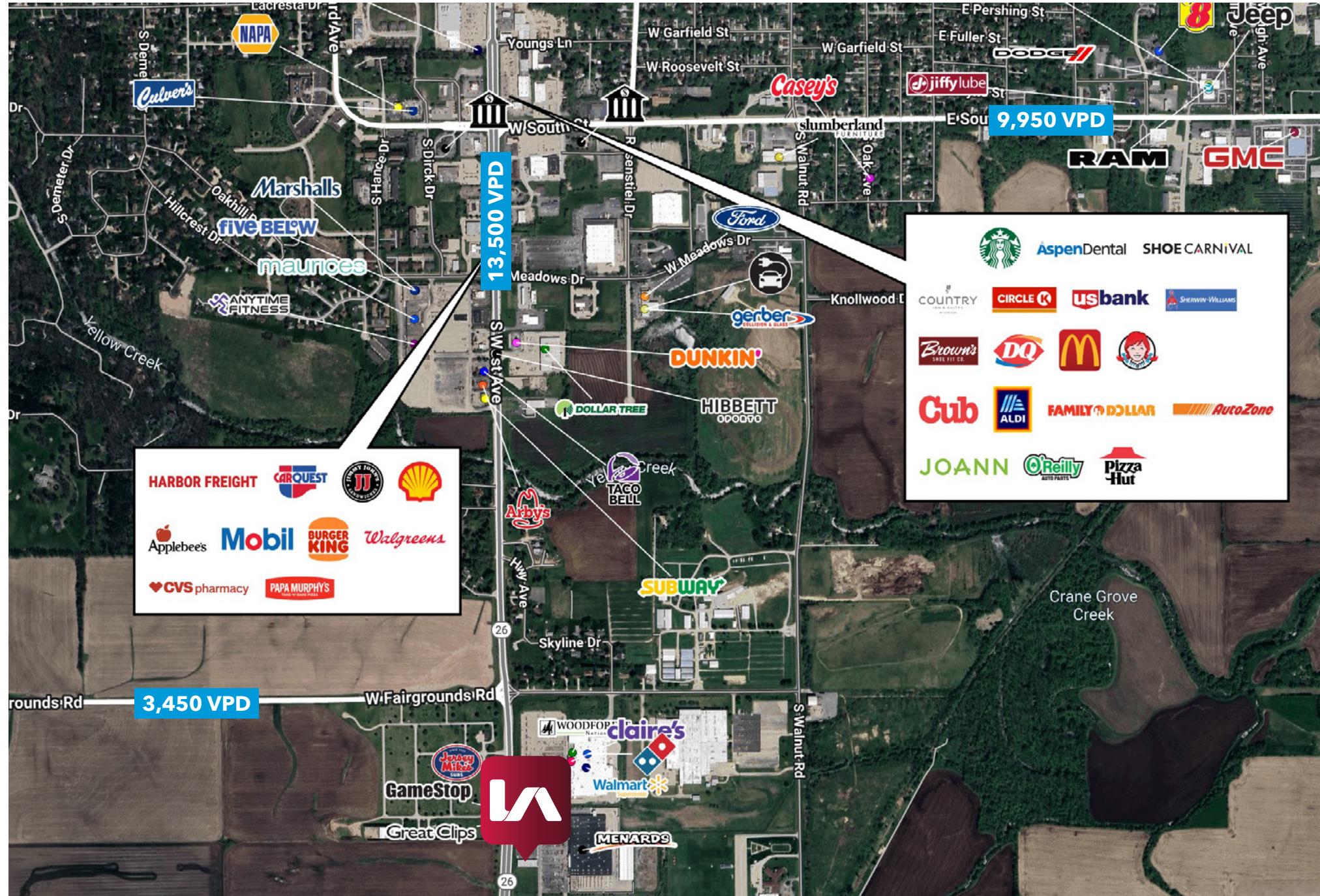
[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)

SITE PLAN



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

RETAILER AERIAL



RETAILER AERIAL



DEMOGRAPHICS



1 MILE

354

Estimated Population

143

Number of Households

\$97,231

Household Income

821

Daytime Population

3 MILES

20,130

Estimated Population

8,986

Number of Households

\$69,458

Household Income

19,415

Daytime Population

5 MILES

25,900

Estimated Population

11,519

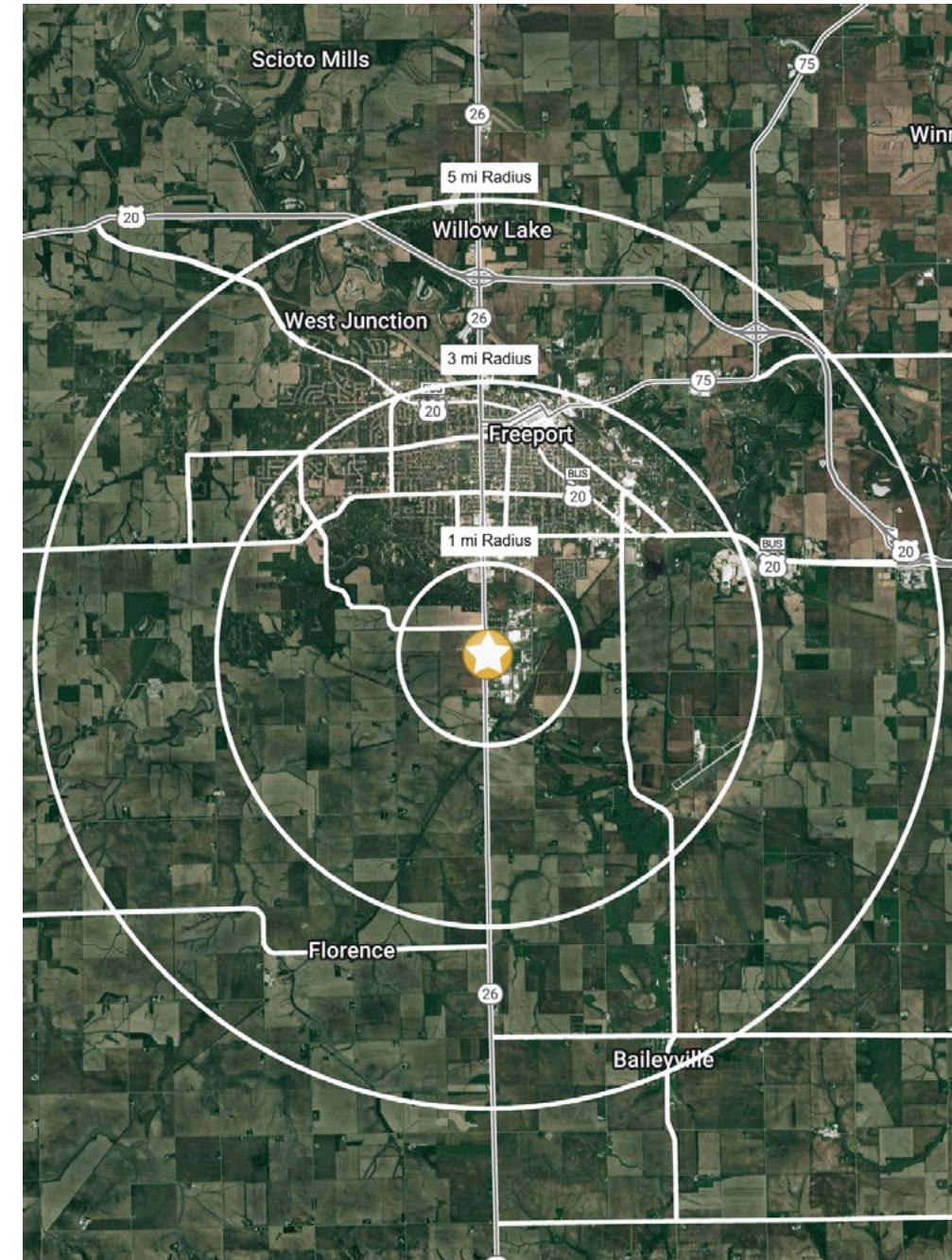
Number of Households

\$73,809

Household Income

23,255

Daytime Population



[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)