

FREEDOM PLAZA

1960-1970 FREEDOM PKWY - WASHINGTON



LEASING INCENTIVES!!!

FOR LEASE:

1,540 - 4,060 SF RETAIL SPACE
\$12.50 - \$15.00 PSF, NNN

PROPERTY FEATURES

- Multi-tenant retail strip center with two spaces available for lease.
- 4,060 SF space can be divided to offer down to 2,030 SF.
- Located in Washington, IL on Freedom Plaza as an out parcel to the Walmart Supercenter.
- Other surrounding tenants include Menards, Aldi, Kroger, Dollar Tree and PNC Bank.
- Excellent access with dedicated, signalized turn lanes in all directions.
- Road extension completed to connect to Cummings Lane to Freedom Parkway offering increased access and traffic counts to the property.
- **LEASING INCENTIVES:** 3 months free for any new 3 year lease or 5 months free for any 5 year lease signed before 12-31-24. Tenant improvement allowance available. Call agent for details.



		 MARIACHI MEXICAN RESTAURANT		
4060 SF (58 X 70)	1750 SF (25 X 70)	5460 SF (78 X 70)	1540 SF (22 X 70)	1190 SF (17 X 70)
UNIT 1970	UNIT 1968	UNIT 1964	UNIT 1962	UNIT 1960

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PROPERTY DETAILS

PROPERTY TYPE	RETAIL
AVAILABLE SQUARE FEET	UNIT 1970: 4,060 SF UNIT 1962: 1,540 SF
ZONING	C3
YEAR BUILT	2005
PARKING	PAVED LOT WITH OVER 70 CAR SPACES
LEASE RATE	Unit 1970: \$12.50 PSF Unit 1962: \$15.00 PSF
INCENTIVES	3 or 5 MONTHS FREE RENT! (For any new 3 or 5 year lease signed before 12-31-24). Tenant improvement allowance available!

	1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION	1,989	40,147	154,324
HOUSEHOLDS	772	15,473	63,012
INCOME	\$73,300	\$77,643	\$70,361



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