

# 2806 E ANDREW RD

2806 E ANDREW RD, SHERMAN, IL 62684

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Located in Sherman, IL, the property is surrounded by a lively community with easy access to local amenities. Nearby attractions include the Sherman Village Hall, which offers government services, and dining options like JJ's Pub. For a peaceful retreat, Veterans Memorial Park and Sackett's Turkey Creek Nature Preserve are close by. This area strikes the perfect balance between business and comfort, making it an ideal location for businesses looking for office space.

### PROPERTY HIGHLIGHTS

- Prime build-to-suit or ground lease opportunity
- Customizable lot for tailored business needs
- High visibility in a strategic location
- Versatile land ready for development

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	4 SF
Lot Size:	3.64 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,370	2,537	8,066
Total Population	3,741	6,643	19,411
Average HH Income	\$175,010	\$157,303	\$118,421

Presented By:

**Legacy Commercial Property**

847-904-9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
http://legacypro.com

# 2806 E ANDREW RD

2806 E ANDREW RD, SHERMAN, IL 62684

ADDITIONAL PHOTOS



Presented By:

**Legacy Commercial Property**

847-904-9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

# 2806 E ANDREW RD

2806 E ANDREW RD, SHERMAN, IL 62684

RETAILER MAP



Presented By:

**Legacy Commercial Property**

847-904-9200

info@legacypro.com



**LEGACY**

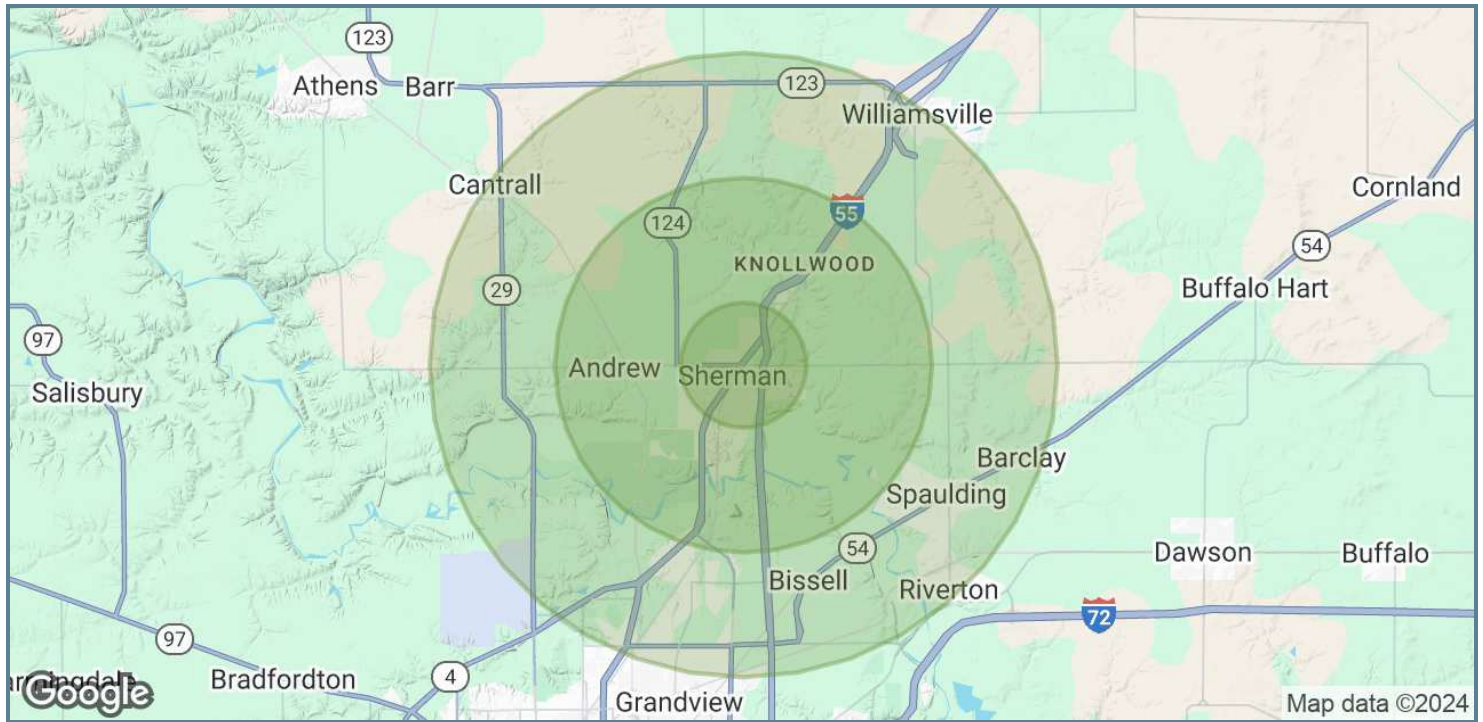
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

# 2806 E ANDREW RD

2806 E ANDREW RD, SHERMAN, IL 62684

## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,741	6,643	19,411
Average Age	42	43	43
Average Age (Male)	40	41	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,370	2,537	8,066
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$175,010	\$157,303	\$118,421
Average House Value	\$345,487	\$319,210	\$222,419

Demographics data derived from AlphaMap

Presented By:

**Legacy Commercial Property**

847-904-9200

info@legacypro.com



**LEGACY**

COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>