

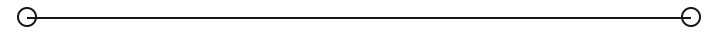


LEASE

Field Shopping Center

1909-2141 SOUTH MAIN STREET

Morton, IL 61550



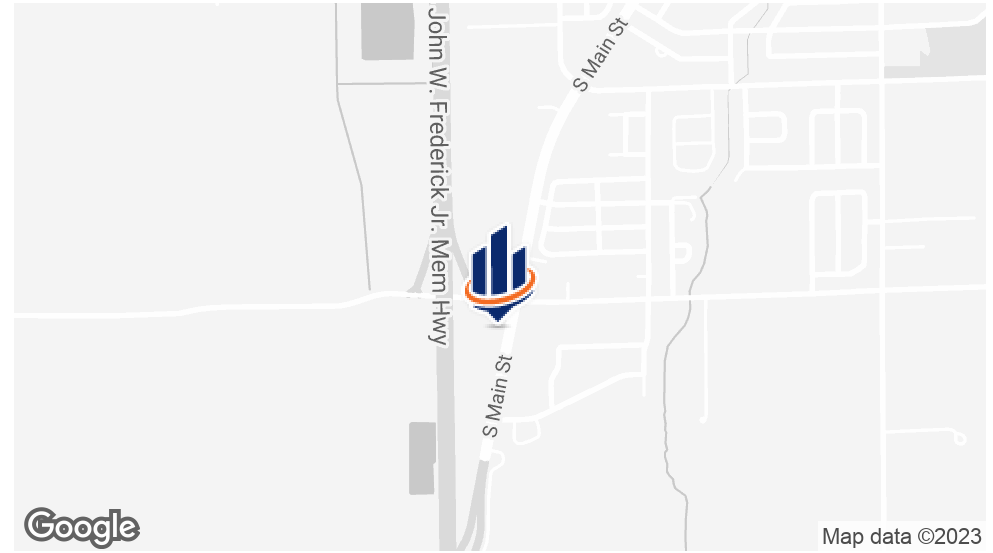
PRESENTED BY:

CARRIE TINUCCI-TROLL

O: 309.590.7900 x383

carrie.troll@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$7.00 - 8.00 SF/yr (NNN; MG)
BUILDING SIZE:	139,893 SF
AVAILABLE SF:	250 - 9,476 SF
LOT SIZE:	11.14 Acres
YEAR BUILT:	1965
ZONING:	B3

PROPERTY OVERVIEW

SVN | Core 3 Commercial Real Estate is excited to offer the opportunity to lease space at the Field Shopping Center in Morton, IL. The Center is located at the Queenwood Road exit ramp off Interstate 155. There are multiple retail/office suites available ranging in size from 250-9,000 SF. Join long term tenants Mission Mart, La Gondola, Morton Cinemas and The Cookery.

PROPERTY HIGHLIGHTS

- Multiple retail/office spaces available
- Excellent visibility from Interstate 155
- Tenant Improvement available

CARRIE TINUCCI-TROLL

O: 309.590.7900 x383
carrie.troll@svn.com

LEASE SPACES

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1925 South Main	Available	1,560 SF	NNN	\$7.00 - 8.00 SF/yr	1925 - This free-standing building with an open layout and one private room/office could be used for retail or salon. Also a kitchenette area and private restrooms.
1945 A South Main	Available	4,983 SF	NNN	\$7.00 - 8.00 SF/yr	1945 A - Home to a former church, the front of the unit offers a wide open floor plan complete with small stage. Towards the back of the unit, you will find 4-5 smaller rooms or offices.
2009 South Main	Available	3,020 SF	NNN	\$7.00 - 8.00 SF/yr	Available as an Outparcel for lease or as a PAD SITE, up to 0.4 acres available with the 3,000+ SF building. Underground tanks have been removed.
2017 South Main	Available	2,496 SF	NNN	\$7.00 - 8.00 SF/yr	2017 - This former cleaners location offers small retail/office in the front of the unit with more warehouse/industrial in the back.
2025 South Main	Available	9,476 SF	NNN	\$7.00 - 8.00 SF/yr	2025 - Large wide open retail floor plan, formerly a Dollar General location. The back of the unit offers a large warehouse space with overhead door.
2033 South Main	Available	1,732 SF	Modified Gross	\$7.00 SF/yr	Suite is located at the rear of the center -- does NOT have traditional storefront access or signage. This space is more of a garage or warehouse/storage space.
2051 South Main	Available	3,537 SF	NNN	\$7.50 SF/yr	2051 - This is a wide open space, perfect for retail or could be converted into open office space.
2059 South Main	Available	4,814 - 5,000 SF	NNN	\$7.00 - 8.00 SF/yr	2059 - Large open floor plan, perfect for retail, showroom, or converted into office space.

CARRIE TINUCCI-TROLL

O: 309.590.7900 x383

carrie.troll@svn.com

LEASE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2109 South Main - 2nd Floor	Available	250 - 4,030 SF	NNN	\$7.00 - 8.00 SF/yr	SVN Core 3 Commercial is excited to offer the Second Floor Executive Suites at Field Shopping Center. Landlord is open to subdividing the current space into individual office suites, however one party could lease the entire floor. The office is currently laid out with 3-4 semi-private offices.
2129 South Main	Available	923 SF	NNN	\$7.00 - 8.00 SF/yr	2129 - Open retail area or office space. There is a small storage room available. Two private restrooms in suite too. This unit is down a shared hallway behind the Home Theatre business.
2133 South Main	Available	4,500 SF	NNN	\$7.00 - 8.00 SF/yr	2133 - Previously a dance studio. This unit is down a shared hallway behind the Home Theatre business.
2141 South Main	Available	2,128 SF	NNN	\$7.00 - 8.00 SF/yr	2141 - Overhead door to garage style space

CARRIE TINUCCI-TROLL

O: 309.590.7900 x383
 carrie.troll@svn.com

SITE MAP



CARRIE TINUCCI-TROLL

O: 309.590.7900 x383

carrie.troll@svn.com

DEMOGRAPHICS MAP & REPORT

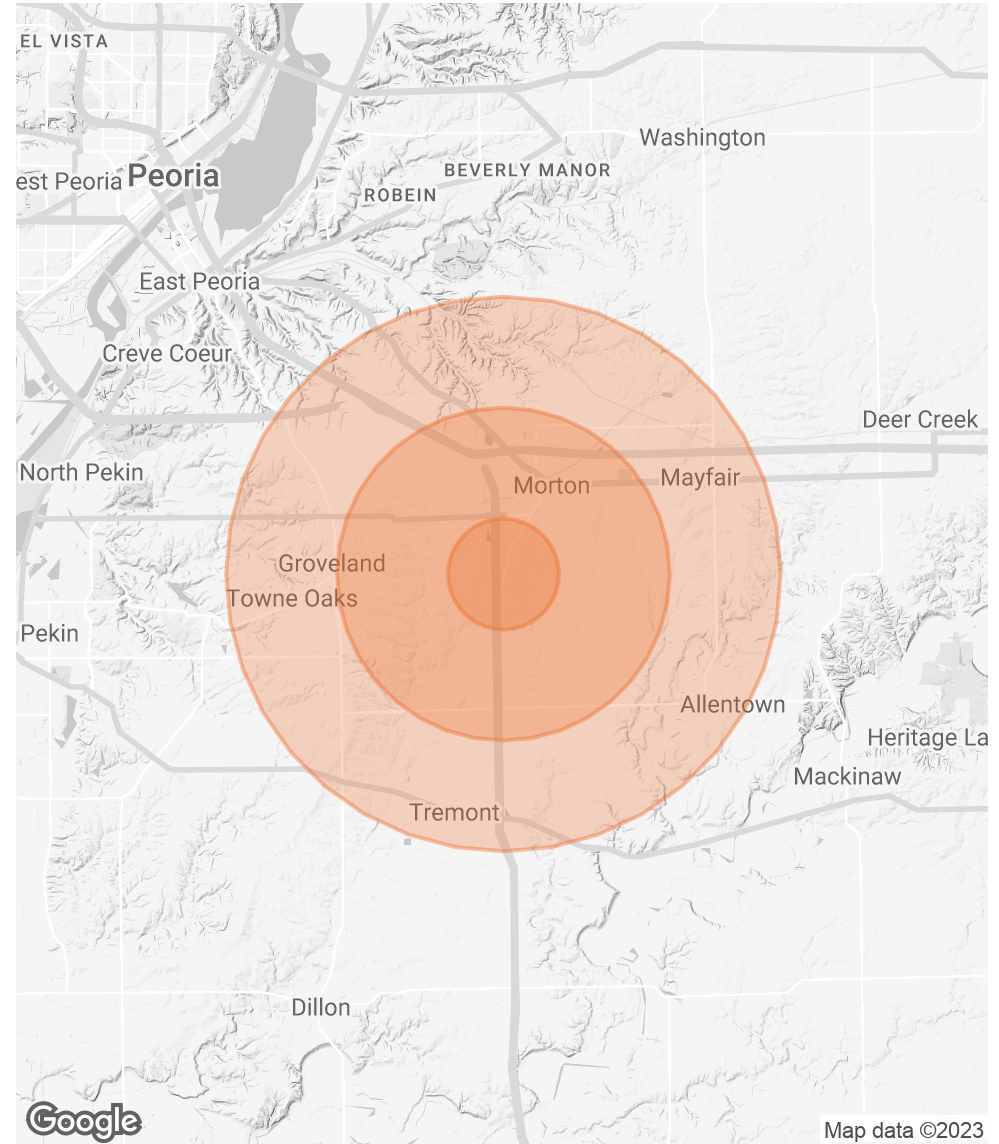
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,754	15,717	33,369
AVERAGE AGE	37.8	40.7	41.1
AVERAGE AGE (MALE)	41.1	38.9	39.1
AVERAGE AGE (FEMALE)	36.2	42.2	42.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,875	6,238	13,149
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$72,164	\$83,624	\$80,908
AVERAGE HOUSE VALUE	\$176,156	\$203,455	\$198,684

* Demographic data derived from 2020 ACS - US Census



CARRIE TINUCCI-TROLL

O: 309.590.7900 x383

carrie.troll@svn.com

MEET THE TEAM



CARRIE TINUCCI-TROLL

Advisor

C: 331.452.6860
carrie.troll@svn.com

CARRIE TINUCCI-TROLL

O: 309.590.7900 x383
carrie.troll@svn.com