

# FOR SALE

## SOUTHGATE MARKET

1801 S West Ave Freeport, IL 61032



### OFFERING SUMMARY

Sale Price:	\$1,800,000
Number of Units:	8
Lot Size:	3.35 Acres
Building Size:	46,234 SF
NOI:	\$74,522.00
Cap Rate:	4.14%

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,737	11,481	16,208
Total Population	6,460	26,525	37,302
Average HH Income	\$49,853	\$48,073	\$49,016

### PROPERTY DESCRIPTION

Multi-tenant neighborhood strip center available in Freeport, IL. Southgate Market fronts IL Route 26 with a traffic count of 12,300 vehicles per day. Property is zoned C-3. Co-tenants are Dollar Tree, King's Bar & Grill, China Buffet, and Smoke Oasis. Neighboring users include Dunkin', Arby's, Taco Bell, Burger King, Applebee's, Anytime Fitness, Marshalls, Maurice's, and Blain's Farm & Fleet.

#### Adam Shultz

Managing Broker

O: (608) 314-8257 | C: (608) 201-4794

adam@mcguiremears.com

#### Bill Mears, CCIM, SIOR

Broker

O: (608) 314-8251 | C: (608) 359-3031

bill@mcguiremears.com



**COLDWELL BANKER  
COMMERCIAL**  
MCGUIRE MEARS  
& ASSOCIATES



# FOR SALE

## SOUTHGATE MARKET

1801 S West Ave Freeport, IL 61032



**Adam Shultz**

Managing Broker

O: (608) 314-8257 | C: (608) 201-4794

adam@mcguiremears.com

**Bill Mears, CCIM, SIOR**

Broker

O: (608) 314-8251 | C: (608) 359-3031

bill@mcguiremears.com



**COLDWELL BANKER  
COMMERCIAL**  
MCGUIRE MEARS  
& ASSOCIATES



# FOR SALE

## SOUTHGATE MARKET

1801 S West Ave Freeport, IL 61032



**Adam Shultz**

Managing Broker

O: (608) 314-8257 | C: (608) 201-4794

adam@mcguiremears.com

**Bill Mears, CCIM, SIOR**

Broker

O: (608) 314-8251 | C: (608) 359-3031

bill@mcguiremears.com



**COLDWELL BANKER  
COMMERCIAL**  
MCGUIRE MEARS  
& ASSOCIATES

## SOUTHGATE MARKET

1801 S West Ave Freeport, IL 61032

# CONTACT US NOW

**WILLIAM MEARS, CCIM, SIOR**  
Broker

608.314.8251

[bill@mcguiremears.com](mailto:bill@mcguiremears.com)



**ADAM SHULTZ**  
Managing Broker

608.314.8257

[adam@mcguiremears.com](mailto:adam@mcguiremears.com)



---

**Adam Shultz**

Managing Broker

O: (608) 314-8257 | C: (608) 201-4794

[adam@mcguiremears.com](mailto:adam@mcguiremears.com)

**Bill Mears, CCIM, SIOR**

Broker

O: (608) 314-8251 | C: (608) 359-3031

[bill@mcguiremears.com](mailto:bill@mcguiremears.com)



**COLDWELL BANKER  
COMMERCIAL**  
MCGUIRE MEARS  
& ASSOCIATES