

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%

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.

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

Adam Shultz

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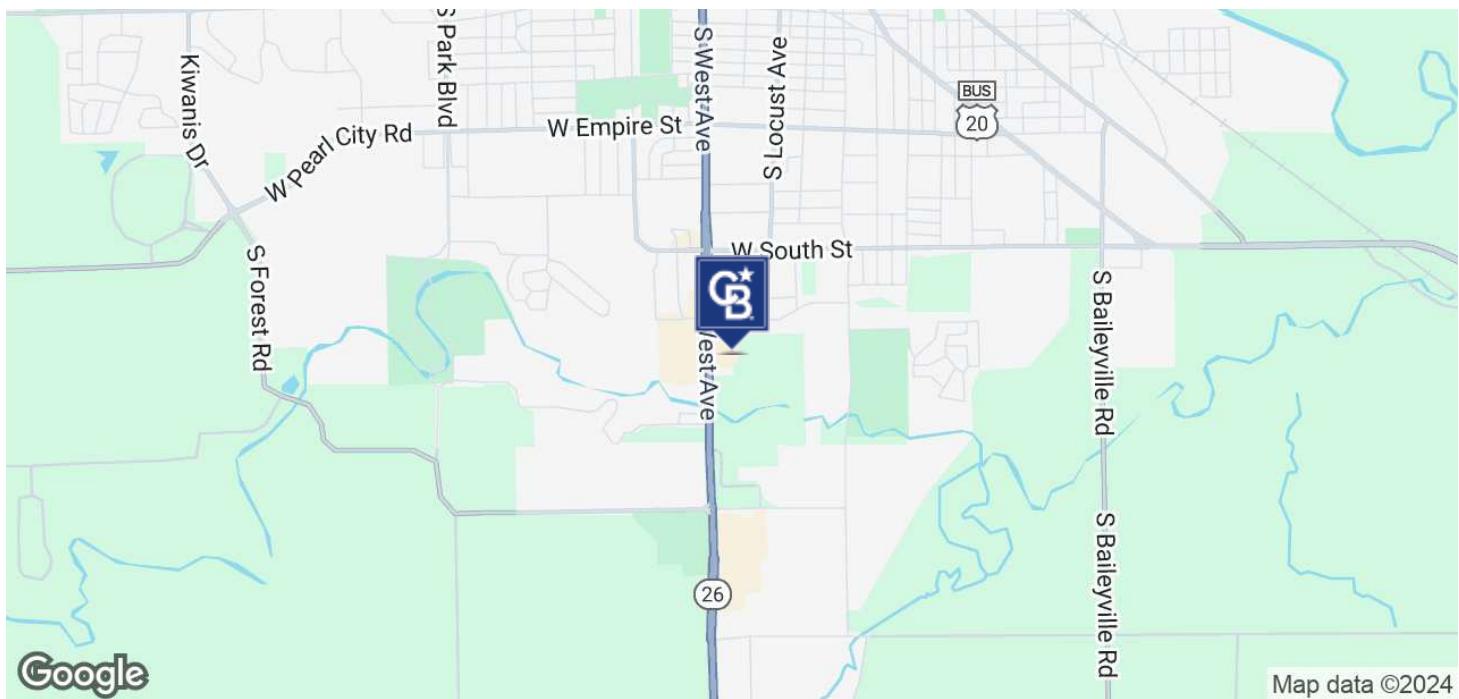
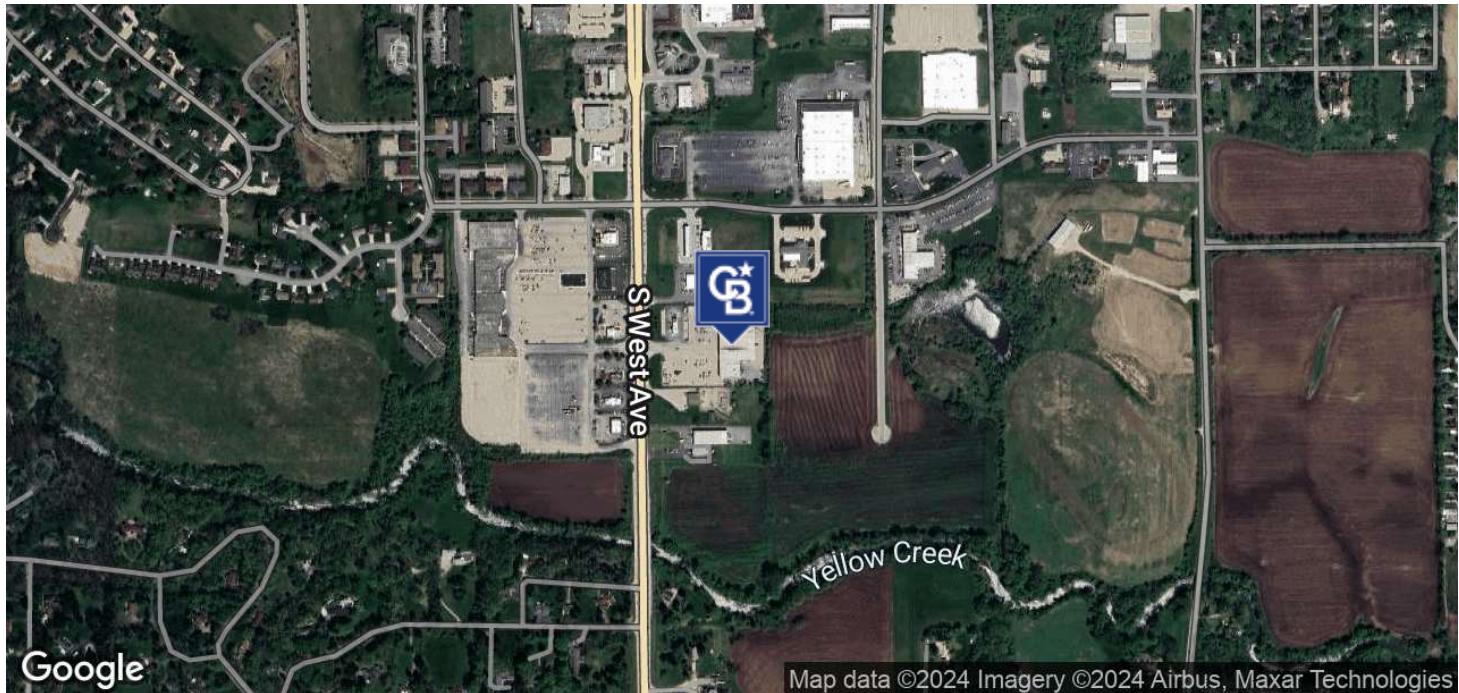


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CONTACT US NOW

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