

3242 SHERIDAN RD.

3242 SHERIDAN RD., ZION, IL 60099

PROPERTY SUMMARY



LOCATION DESCRIPTION

Nestled in the heart of Zion, IL, the area surrounding 3242 Sheridan Rd. is a vibrant retail destination. Situated within close proximity to the Illinois Beach State Park, guests can enjoy the scenic beauty of Lake Michigan and partake in recreational activities, making it an ideal draw for retail and strip center tenants. Additionally, the property is conveniently located near popular shopping centers, including the Zion Town Center, offering a steady flow of potential customers. Local eateries, entertainment venues, and community events further contribute to the area's appeal, creating a welcoming environment for retail businesses seeking to establish a presence in this thriving community.

PROPERTY HIGHLIGHTS

- Ample parking space
- High visibility from Sheridan Rd.
- Convenient access to major transportation routes
- Ideal leasing opportunity for business growth

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	3
Available SF:	5,031 SF
Building Size:	7,731 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,400	15,690	36,419
Total Population	8,371	41,840	97,282
Average HH Income	\$49,510	\$68,928	\$71,051

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

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

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,031 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3242 Sheridan Rd.	Available	5,031 SF	NNN	Contact Broker for Pricing	-
3242 Sheridan Rd.	Available	5,031 SF	NNN	Contact Broker for Pricing	-
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RETAILER MAP



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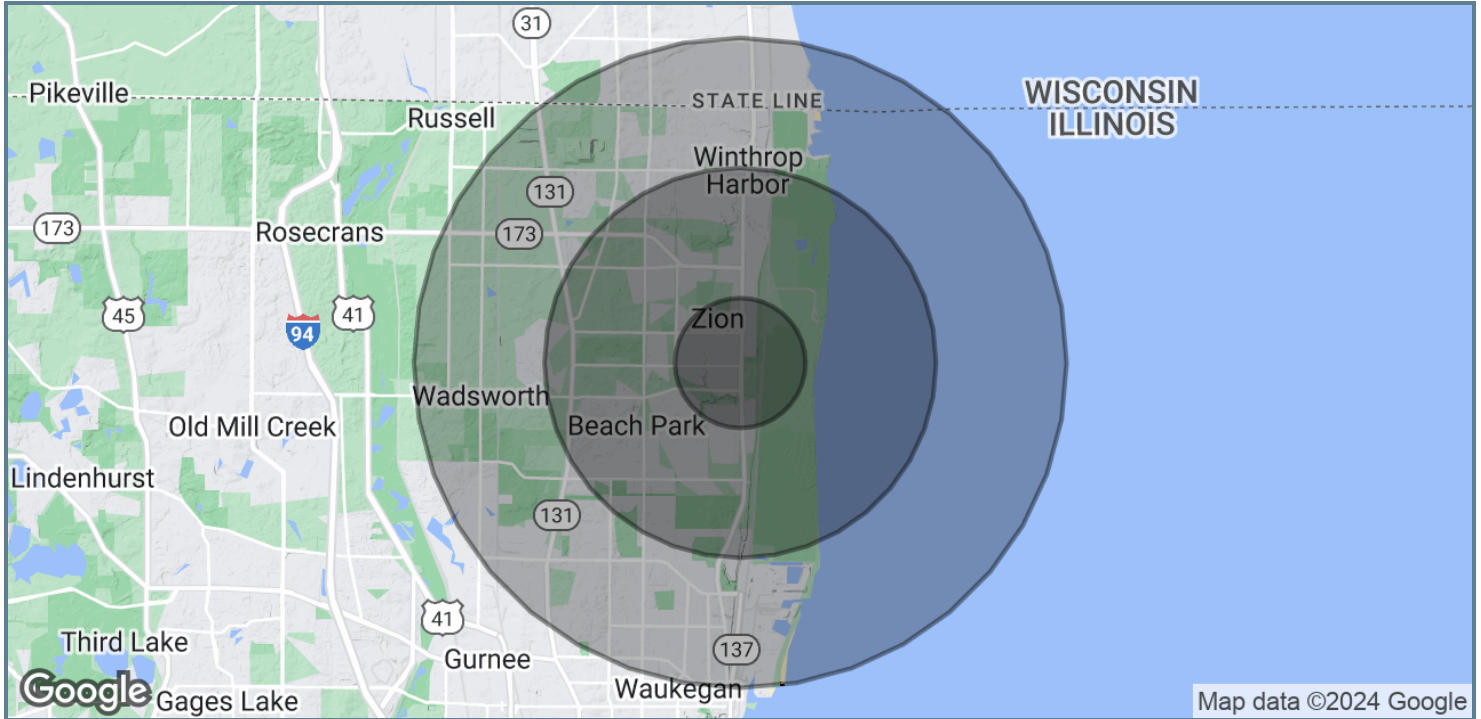
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,371	41,840	97,282
Average Age	34.9	35.3	36.1
Average Age (Male)	34.0	34.9	35.1
Average Age (Female)	34.6	35.9	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,400	15,690	36,419
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$49,510	\$68,928	\$71,051
Average House Value	\$98,510	\$136,648	\$153,982

2020 American Community Survey (ACS)

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LEGACY
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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

