

FOR LEASE 2250, 1785 and 1300 SF next to Walmart Super Store. Ideal for Retail, medical, urgent care, salon/barber, wireless, insurance, fitness, and service-based businesses. **For additional information please contact Orlando Herrera at 786-326-6056 or oherrera07@gmail.com**



Presidential Plaza in Dixon, IL is a Walmart Anchored Shadow Center located 40 miles southwest of Rockford, IL and 100 miles west of Chicago. The center was built in 2007, it is being renovated in 2026 and is 23,800 square feet. It is located next to a 200,000 SF Walmart Super Center that does roughly \$70 million in annual sales and 6,000 – 8,000 customers per day

Position your business in a high-traffic retail corridor directly next to Walmart in Dixon, IL. This established 12-unit neighborhood center is undergoing a full capital improvement program, offering tenants the benefits of a “new center” without premium rental rates.

Recent Upgrades Include:

- Brand new retrofit roof
- All new HVAC RTUs (tenant cost savings + reliability)
- Parking lot resurfacing, sealing, and restriping (in progress)
- Full exteriors repaint (scheduled)

Key Highlights:

- Walmart-shadow location with strong daily traffic
- Immediate occupancy – Minimize buildout delays
- Flexible floor plans - Flexible lease terms
- High visibility and easy access - Ample parking
- Below-market rental rates - Free rent for qualified tenants

Ownership is motivated to lease remaining spaces quickly. Contact today to secure space in this high-demand retail corridor.

Fully Renovated Walmart-Shadow Center | Aggressive Lease Incentives | Move-In Ready

