

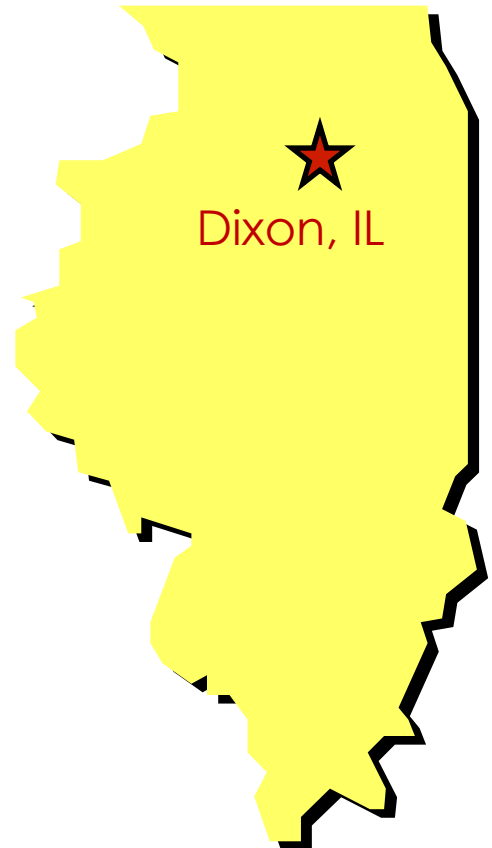
Presidential Parkway Plaza
Dixon, IL



Walmart Supercenter Shadow Anchor Center



Presidential Parkway Plaza
Dixon, IL
Building "B"



▪ **Approximately 50,000 square feet of total GLA Plus outlot**

▪ **Join Maurices, Dollar Tree, Hibbett Sports, GameStop, GNC, Great Clips & U.S. Cellular**

▪ **200,000 Square Foot Wal-Mart Supercenter (Large Format) / 6,000 – 8,000 customers per day**

▪ **Dixon, IL County Seat • City Pop. – 16,000 • County Pop. – 36,0629 • Trade Area Population 75,000**

▪ **Site just off I-88 with full (4 way) interchange**

Brett Paul

Phone: (630)258-3311

E-mail: brettpaul@xsiterealestate.com

Xsite Real Estate, Inc.

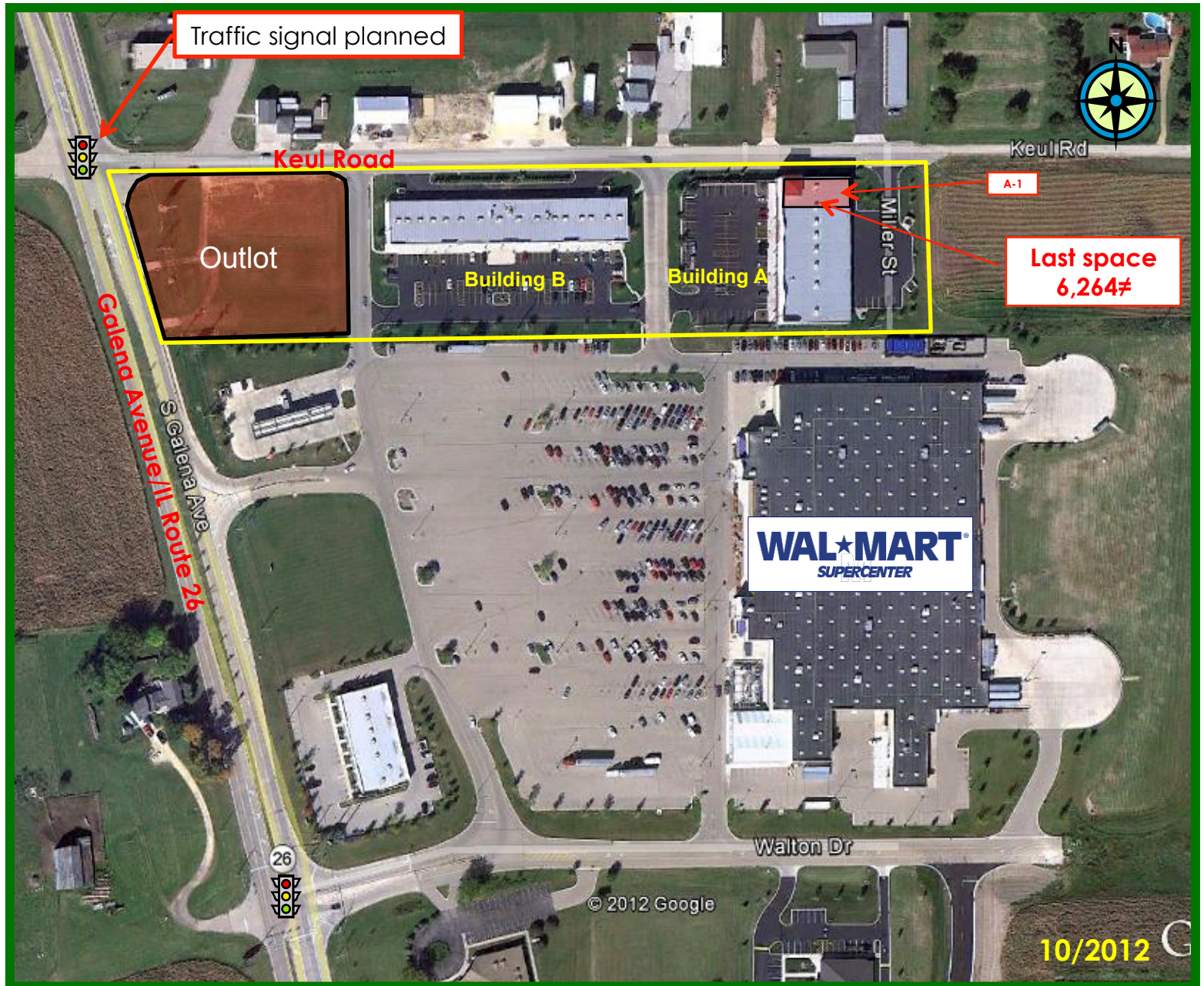
745 McClintock Dr., Suite 110

Burr Ridge, IL 60527



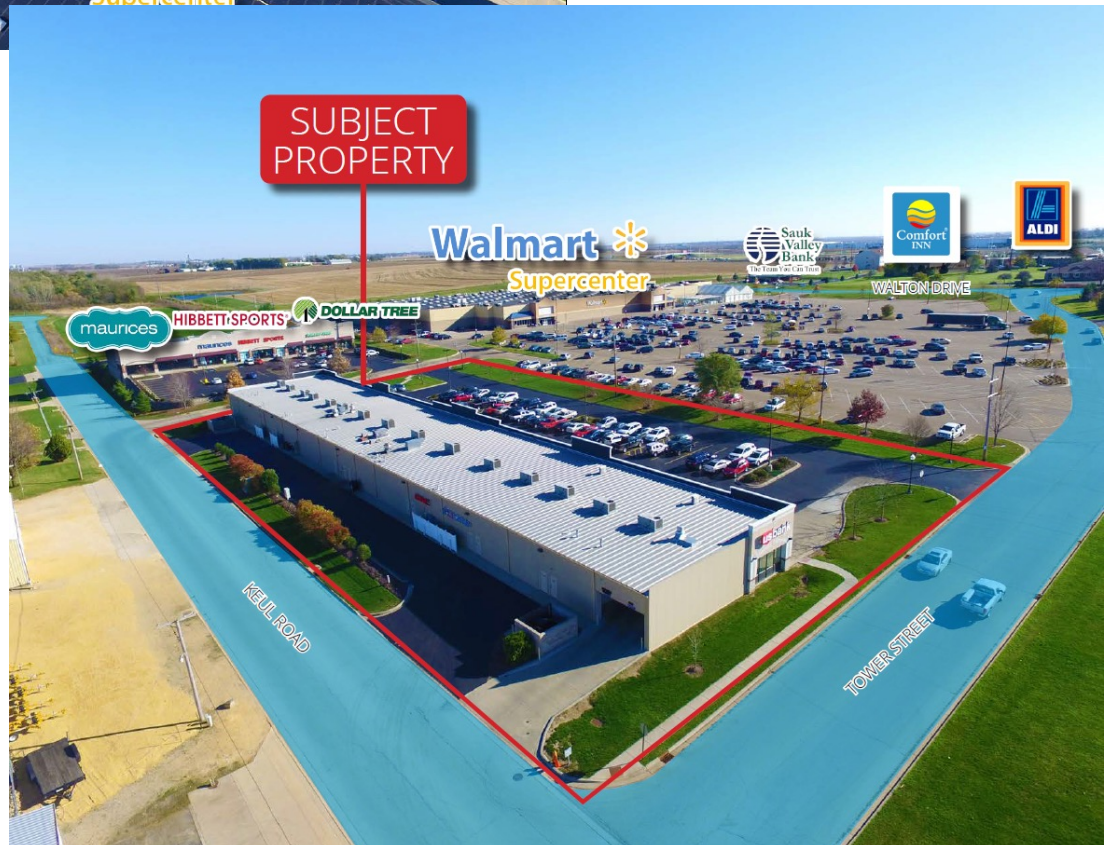
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Demographics	1 Mile	3 Miles	10 Miles
2015 Est. Population	4,170	15,067	28,797
2015 Est. Households	1,816	6,400	11,191
2015 Est. HH Income	\$51,048	\$57,102	\$61,970

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