

SALE / LEASE

PRIME PERU CORNER - FORMER BIG LOTS

1407 38th St Peru, IL 61354



SALE PRICE

\$2,400,000

LEASE RATE

\$10.50 SF/yr

Leah Erickson
(815) 780-7952

Gina Mudge
(815) 378-9726

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COLDWELL BANKER
COMMERCIAL
REAL ESTATE GROUP

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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PROPERTY INFORMATION

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PROPERTY DESCRIPTION

Former Big Lots Store available FOR SALE or FOR LEASE. This is an excellent opportunity for an owner-user, a future investment with a future tenant, or as a redevelopment opportunity in one of La Salle County's busiest shopping district with 15,400 VPD along busy IL Route 251. Seconds from I-80, this busy signaled corner location is surrounded by national big box tenants, fast-food restaurants, a large bowling alley, personal services, and nearby industrial users. With Peru's versatile B-4 zoning, a multitude of retail, light industrial, and personal services would be allowable uses. The interior features 24' column spacing with steel construction spanning 135' from eave to eave and 218' wide. The main interior offers 15'-9" clear height while the entryway and cart corral area features a 10' clear height. There are 2 separate restrooms, a temporary wall to separate the sales and storage areas, and walls do not go to the metal roof allowing flexibility within the space. The building is fully sprinklered & monitored, with emergency exits throughout, plus fire and smoke detectors. The recently sealed parking lot features 140+ painted spaces with a loading dock and 7'-8"x8' overhead door along the east side of the building. Signage includes exterior options, plus a large pylon sign visible from I-80 interchange. Easy access onto the site on both the south and east sides with 2-way traffic and no barrier. Please review Additional Documents for allowable uses, or confirm with Listing Agent or City. Earnest money payable via certified funds to Coldwell Banker Real Estate Group.

OFFERING SUMMARY

Sale Price:	\$2,400,000
Lease Rate:	\$10.50 SF/yr (NNN)
Number of Units:	1
Available SF:	30,484 SF
Lot Size:	123,609 SF
Building Size:	30,484 SF

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LOCATION DESCRIPTION

From I-80 take exit 75 (IL Route 251) south to first left (east) and turn left onto 38th Street. Property is on the NE corner of major intersection.

UTILITIES DESCRIPTION

All utilities to site and fully operational

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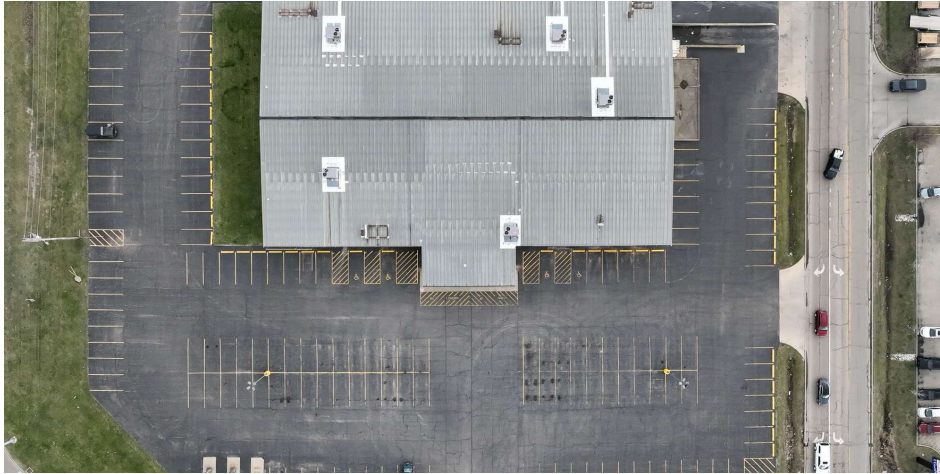
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PROPERTY HIGHLIGHTS

- 15,400 VPD
- Seconds to I-80 in Peru's Shopping District
- Owner User or Redevelopment Opportunity



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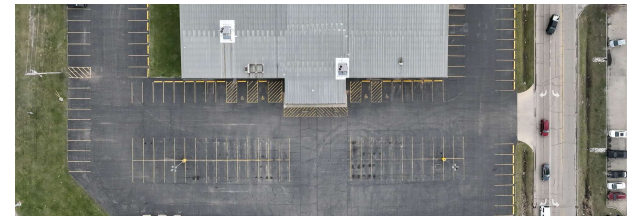
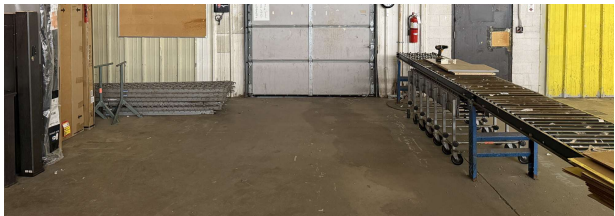
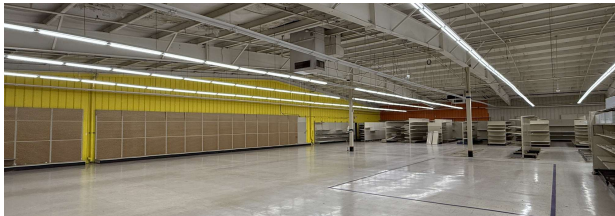
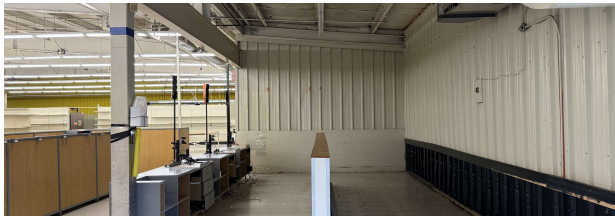


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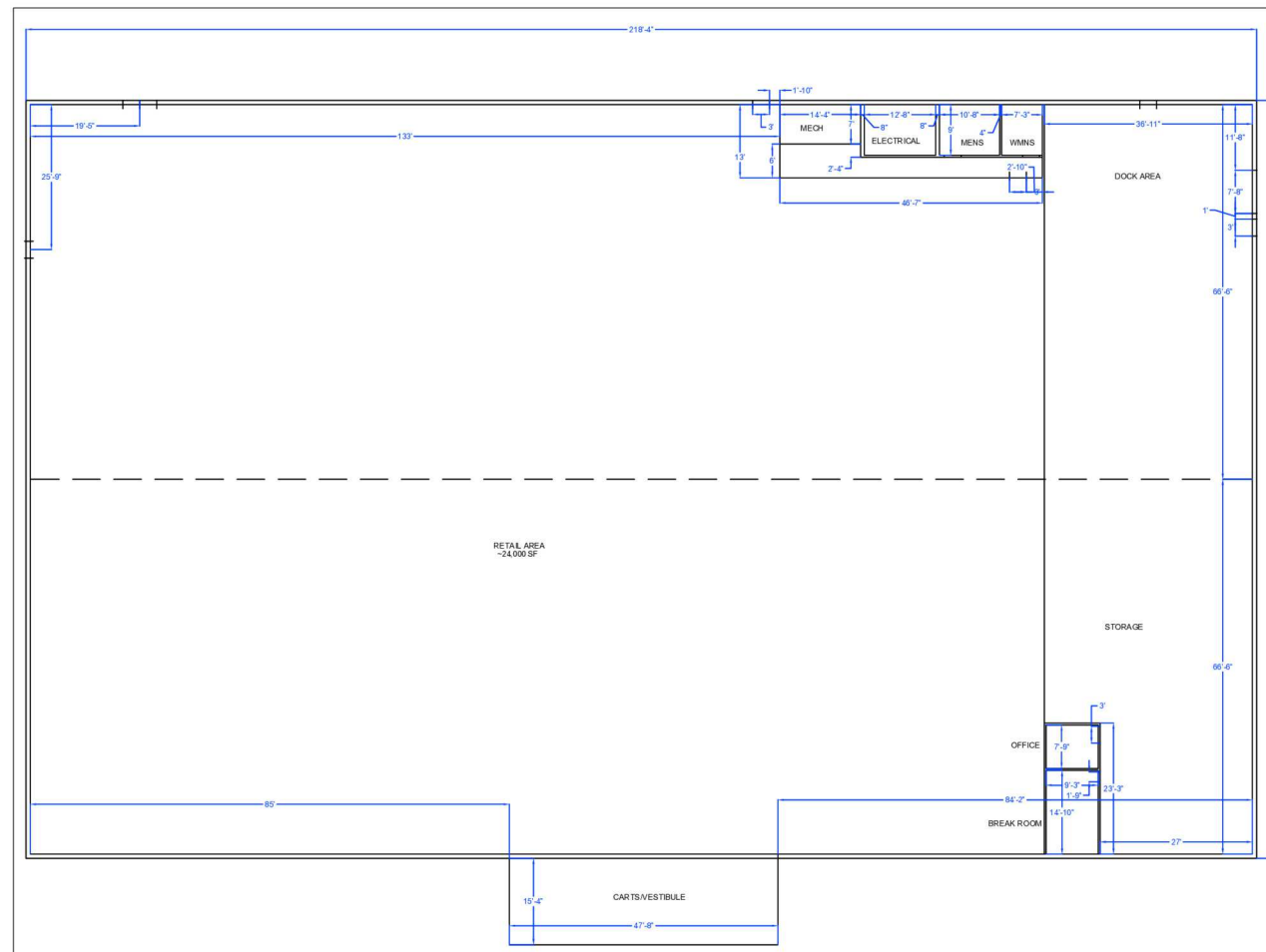


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FLOOR PLAN

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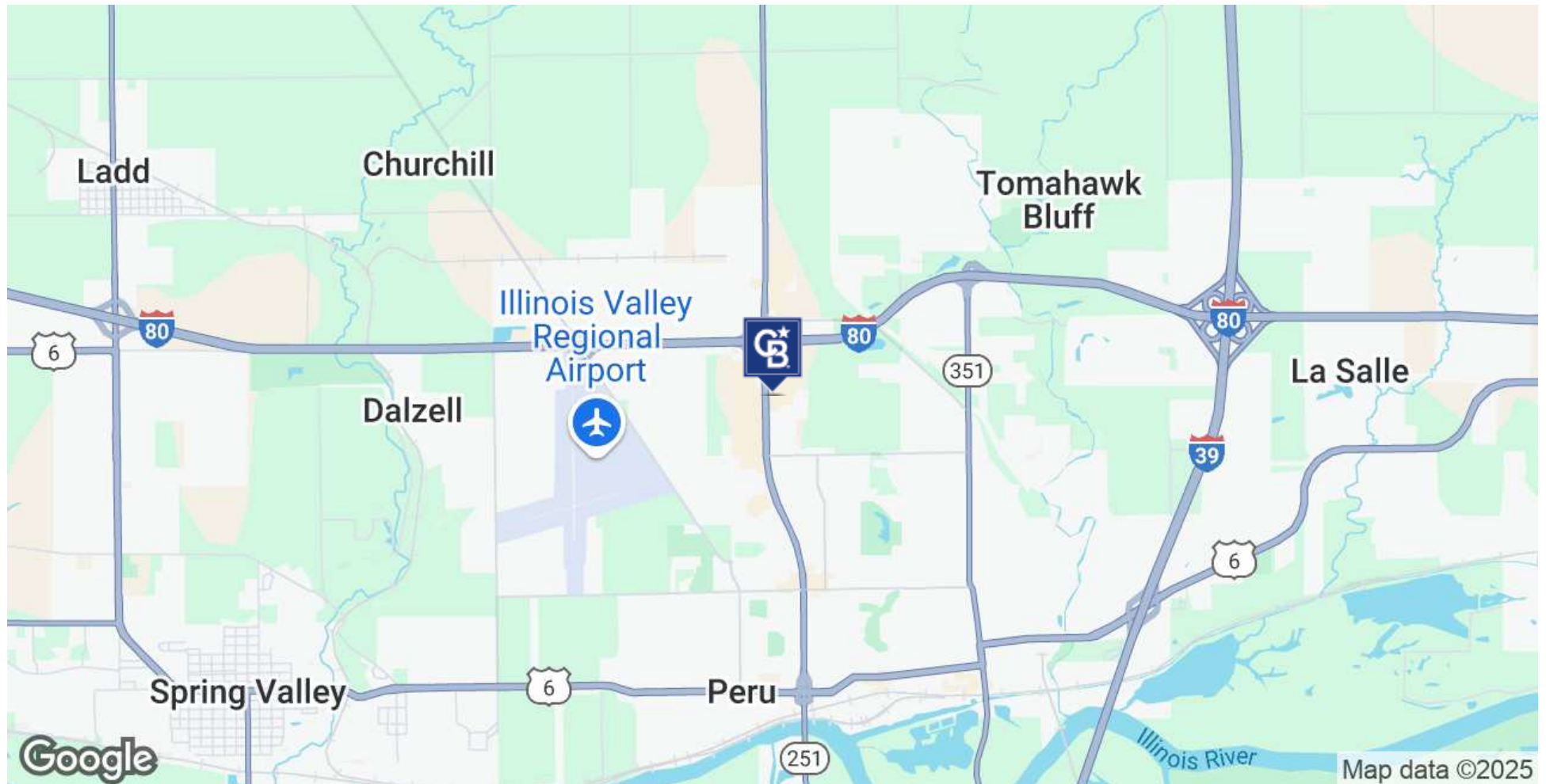


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LOCATION MAP

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RETAILER MAP

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FINANCIAL ANALYSIS

PRIME PERU CORNER - FORMER BIG LOTS

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INVESTMENT OVERVIEW

Price	\$2,400,000
Price per SF	\$79
Price per Unit	\$2,400,000

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DEMOGRAPHICS

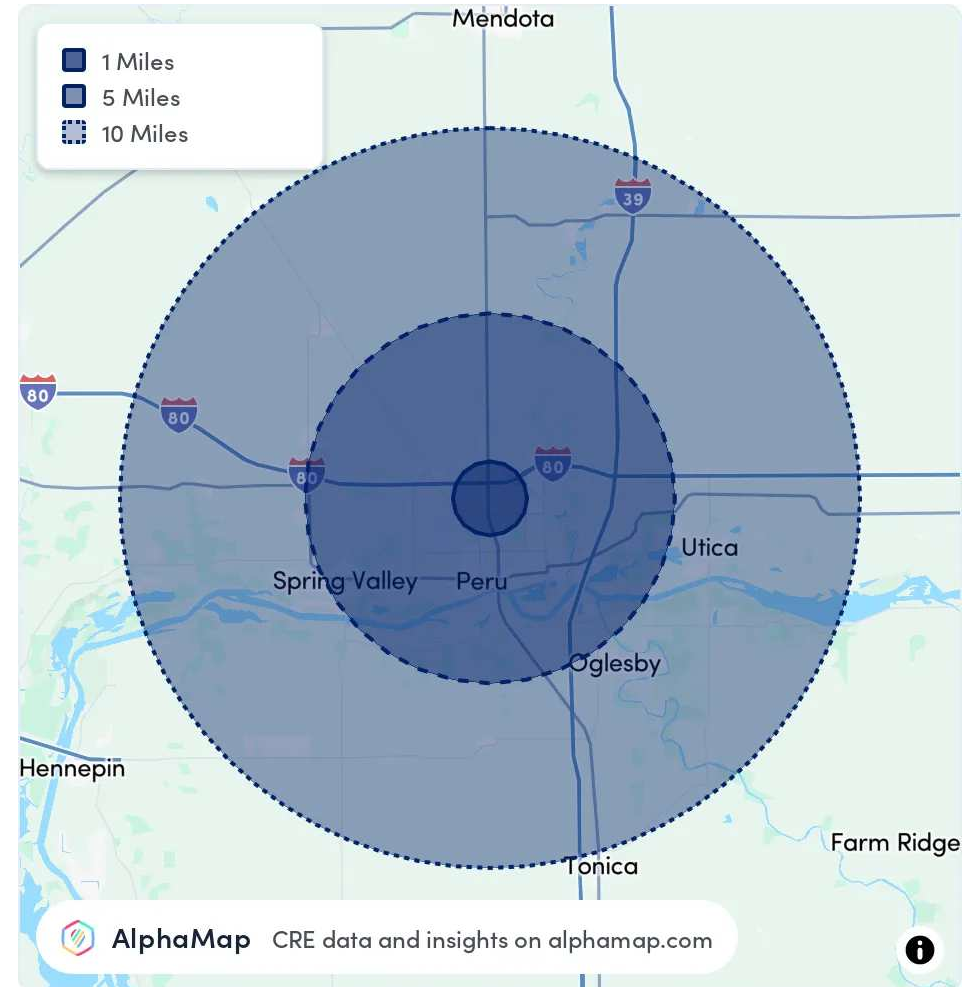
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	916	19,686	27,699
Average Age	52	43	43
Average Age (Male)	48	42	42
Average Age (Female)	55	44	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	424	8,654	12,104
Persons per HH	2.2	2.3	2.3
Average HH Income	\$97,468	\$76,393	\$78,784
Average House Value	\$305,498	\$185,160	\$179,759
Per Capita Income	\$44,303	\$33,214	\$34,253

Map and demographics data derived from AlphaMap



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**COLDWELL BANKER
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ADVISOR BIOS

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LEAH ERICKSON

Commercial Broker

lerickson@cbcregroup.com

Direct: (815) 780-7952 | Cell: (815) 780-7952

IL #47.5204597

PROFESSIONAL BACKGROUND

As a licensed Illinois real estate broker and Realtor®, Leah Erickson (formerly Leah Inman) can assist you with any commercial or industrial property need, land acquisition or sale, retail development, or historic building leasing and sales. She is a result driven and detail-oriented professional with a variety of business skills that have culminated in commercial real estate. She has a bachelor's degree in industrial engineering from Purdue University and is well known and respected in the communities she serves.

Her experience as a project manager and estimator of fire protection in Chicagoland construction projects led her to have a keen sense of the development and building process. After the construction market halted in the late 2000's, Leah began working at a third-generation family-owned mechanical repair business and was tasked with a variety of projects, IT implementation, safety protocols, and process improvement. While working there Leah became very involved in her local business community and continues to act as the vice president of the La Salle Business Association.

Through this organization and community involvement, Leah went on to serve as Economic Development Director for the City of La Salle. She is well versed in many local, state, and federal incentives such as TIF, EDGE, Façade improvements, Historic Designation, Enterprise Zones, and local/county zoning. She is the owner of a 135-year-old fully rehabbed building in her hometown of La Salle and specializes in Downtown Rehabilitation and revitalization projects, leasing and sales.

Coldwell Banker's core values are honesty and transparency since the brand creation in 1906. Coldwell Banker and Coldwell Banker Commercial still stand behind these values. Coldwell Banker Commercial is now one of the most recognized and well-respected names in commercial real estate with representation throughout the United States and 39 other countries. That's over 500 markets and 2,600 professionals! Coldwell Banker Commercial is ranked 3rd in the number of Certified Commercial Investment Members (CCIM) in 2021, a prestigious designation earned by only 6% of the estimated 150,000 commercial real estate practitioners. The Real Estate Group is an affiliate of Coldwell Banker Commercial with 61 offices in 4 states (IL, WI, MI, IN), and over 1,600 residential and commercial brokers and Realtors®.

Combining these core values with the most up-to-date technology and analytic data available and the choice is clear! Property intelligence, market potential predictions, VOID analysis, trade area development, and mobile data analysis are just a few ways that Coldwell Banker Commercial differentiates itself from the competition. Let Leah assist you with tenant representation, site selection, consulting services, landlord representation, and construction management. Leah can provide services throughout the State of Illinois but focuses on the I-80/I-39 corridors in north central Illinois.

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GINA MUDGE

Comm Sales Associate

gmudge@cbcrgroup.com

Direct: (815) 378-9726 | Cell: (815) 378-9726

IL #475.211625

PROFESSIONAL BACKGROUND

Gina Mudge is a Real Estate Broker, new to the industry but eager to learn and grow. She is anxious to meet new clients and help guide them in making their dreams a reality. With a passion for construction and development, Gina Mudge brings a unique perspective to her work.

Born and raised in LaSalle, IL, and growing up in a family construction business, Gina Mudge developed an early interest in real estate development and construction, while appreciating the spirit of small town growth. She pursued her education at Eastern Illinois University in Charleston, IL and achieved a Bachelor of Science Degree in Industrial Technology with a concentration in Construction and a minor in Business Administration.

After graduation, Gina Mudge went to work for a window and door company in Chicago, IL as a project manager and logistic coordinator. She eventually returned to LaSalle, IL to join her family in their electrical/mechanical contracting business where she estimated in the electrical field, solicited bid work, prepared bids, and assisted in project management.

Throughout her career, Gina Mudge has served on several youth and professional boards and organized various fundraising events.

Outside of work, Gina Mudge enjoys spending time with her family and several recreational activities such as running, golfing and pickleball. She also actively participates in and volunteers for different community events.

Gina Mudge is committed to giving her clients the most comfortable experience possible whether buying, selling, or leasing commercial real estate. She continues to strive to better

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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