

DIXON PLAZA OUT LOT BUILDING, ADJACENT TO CULVERS, BTS

1391 N GALENA, DIXON, IL 61021

OUTLOT BUILDING FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

- Outlot Building (will build to suit) available next to Culvers: 2,400 SF Proposed
- Center Anchors - Anytime Fitness, AutoZone, Pam's Hallmark, CGH Medical Center
- Galena Drive - Strong retail corridor
- Traffic Counts - 8,850 vpd on Galena Ave.

FOR SALE OR LEASE

CALL FOR PRICING

OFFERING SUMMARY

Outlot Building Size: 2,400 SF, BTS

Lot Area: 33,322 SF

County: Lee



MARTHA WINTER

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Map showing the location of the 2,400 SF Bldg at the intersection of N Galena Ave and Lowell Park Rd. Surrounding businesses include AutoZone, Everyone's Family Dental, Hallmark, ANYTIME FITNESS, DIXON MEDICAL CENTER, Culver's, H&R BLOCK, CountyMarket, TACO BELL, Dairy Queen, O'Reilly AUTO PARTS, and Walgreens. The map also shows Plum Hollow Ct, Independence Ct, and 4th Ave.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,241	5,173	7,107
Total Population	3,247	11,714	16,927
Average HH Income	\$63,626	\$59,061	\$61,088

TRAFFIC COUNT TOTAL 8,850 (2021); NORTHBOUND 5,028/SOUTHBOUND 4,730

Map data ©2023 Imagery ©2023, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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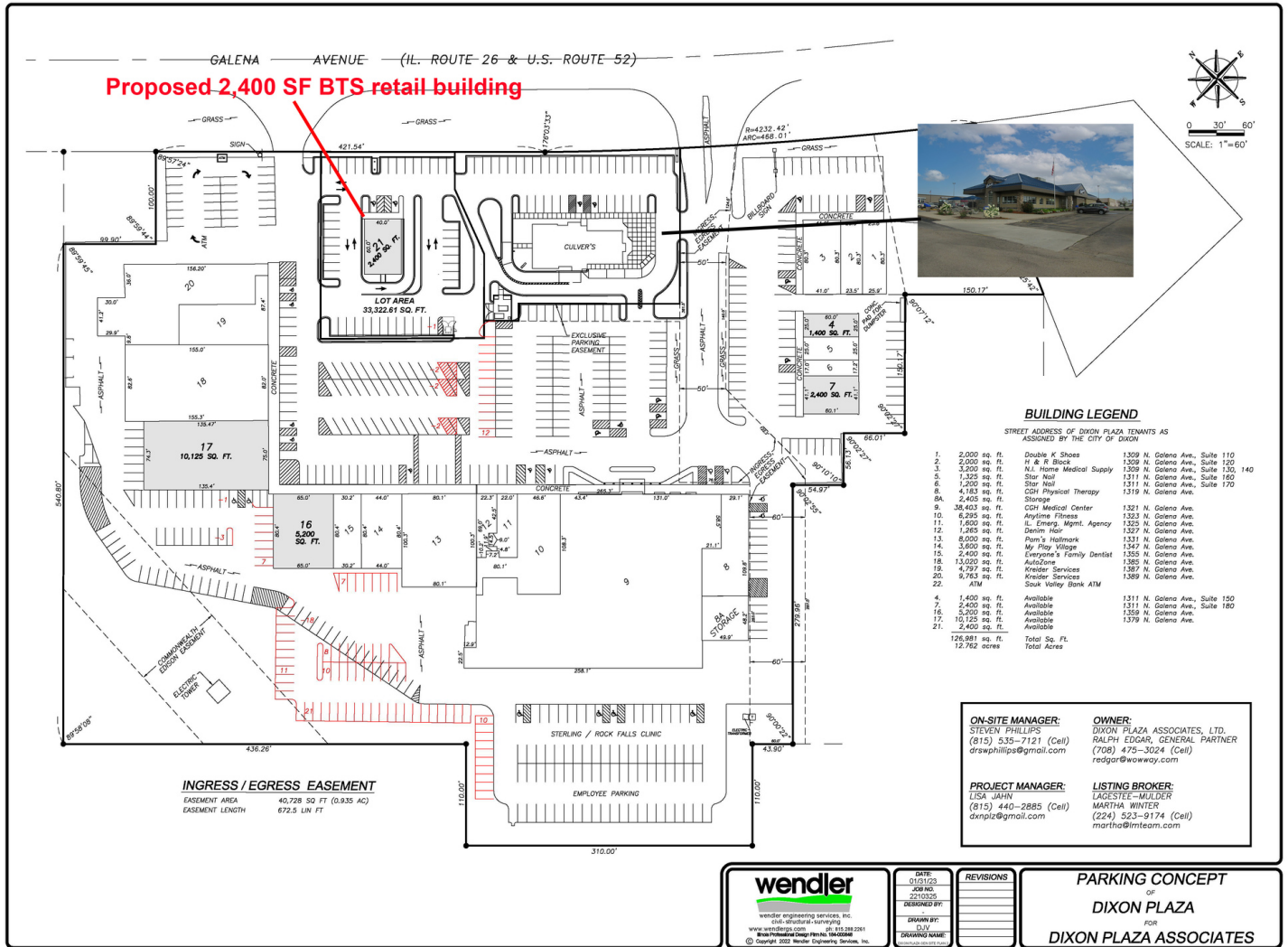
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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Seller only, and not the Buyer.