

212 Keul Rd Dixon, IL 61021



FOR LEASE 2,250 next to Walmart Super Store. Ideal for a Clinic, Doctor Office, Attorney office, Restaurant or retail.

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 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

The property is anchored by a corporately guaranteed US Bank, State Farm, World Acceptance Corporation, Shelbys, Great Clips, Next Generation Wireless. There are eleven (11) tenants total and one vacant retail space of 2250 SF available. Ideal for a clinic, Doctor Office, Attorney office or retail.

LEASE RATE
 \$22 NNN

TRAFFIC COUNT
 12,800 VPD

AVAILABLE
 2250 SF

Tenant	SF Occupied	Lease End Date
Check 'n Go	1,300	
GameStop, Inc.	1,625	
General Nutrition Corporation GNC	1,325	
Great Clips, Inc.	1,300	
Next Generation Wireless, Inc.	1,885	
US Bank, NA	5,964	

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