

737 N GALENA AVE, DIXON, IL 61021



For more information, please contact:

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FORMER QSR W/DT - DIXON, IL

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$800,000
Price / SF:	\$303.61
Lot Size:	0.84 Acres
Year Built:	1995
Building Size:	2635 SF
Zoning:	B-2 General Business District

PROPERTY HIGHLIGHTS

- The site presents an excellent lease-up or redevelopment opportunity
- The property is zoned B-2 – General Business District, providing a wide range of commercial uses
- The building is located in a highly desirable retail location with direct access to residential communities, national/regional tenants, and freeways
- Built in 1995, the property consists of 2,635 SF of GLA on 0.83 acres, and features a drive-thru
- The subject is strategically located along North Galena Ave. (U.S. Highway 52) with an average of 10,500 VPD



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PROPERTY DESCRIPTION



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The site presents an excellent lease-up or redevelopment opportunity. Currently zoned B-2, General Business District, it allows for a wide range of uses. Located in a highly desirable retail location with direct access to residential communities, national/regional tenants and freeways. The building was built in 1995 and consists of 2,635 SF on 0.83 Acres with a Drive-Thru. The site offers great traffic counts with over 19,500 VPD on North Galena Ave (U.S. Hwy 52).

LOCATION DESCRIPTION

Dixon is a city in Lee County, Illinois, and its county seat. The population was 15,274 as of the 2020 census. Dixon is a regional employment hub and is part of two fast growing distribution and warehousing and food processing districts: one is I-88 West and the other, the I-39 Logistics Corridor. The biggest industries are healthcare and government. Healthcare employs over 1,700, while government jobs approach 1,500. Dixon has many industries employing thousands of the region's residents. The largest are Raynor Garage Doors, Donaldson Inc., Borg Warner, and Spectrum Brands.

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RETAILER MAP



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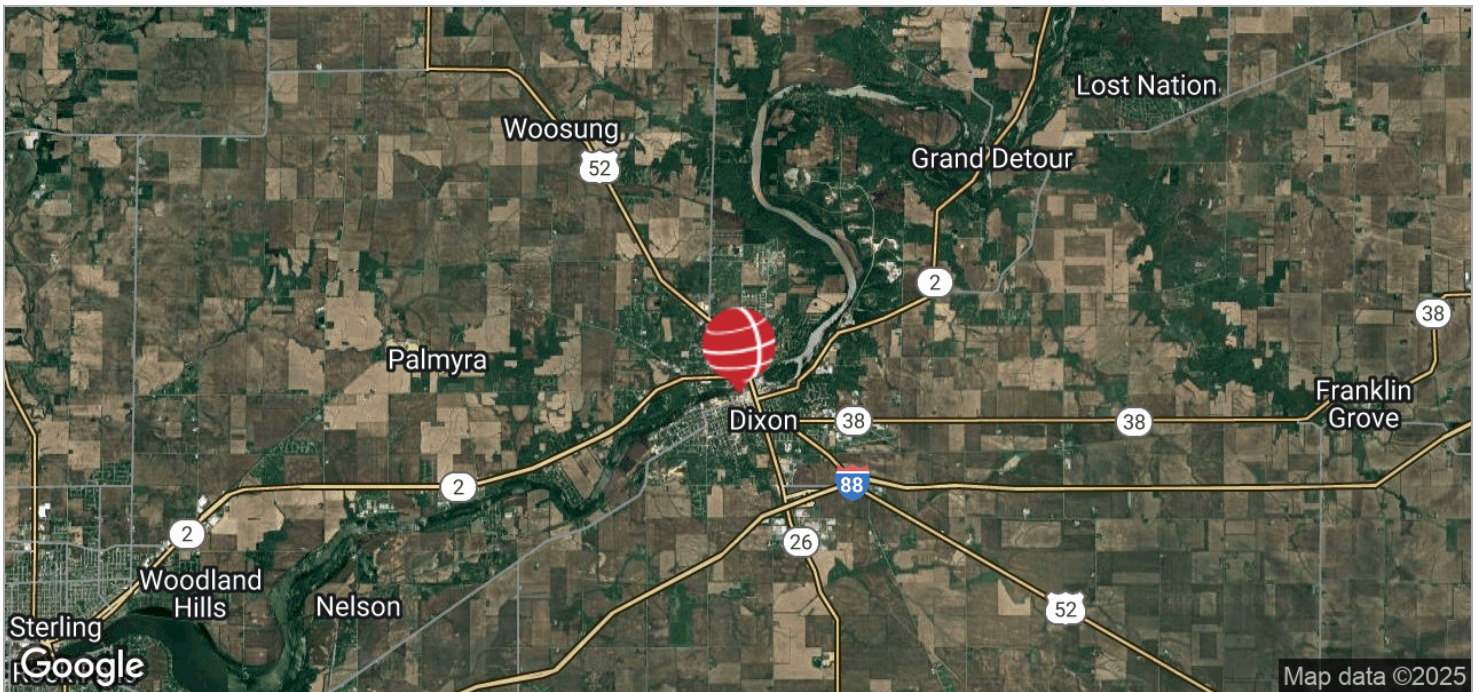
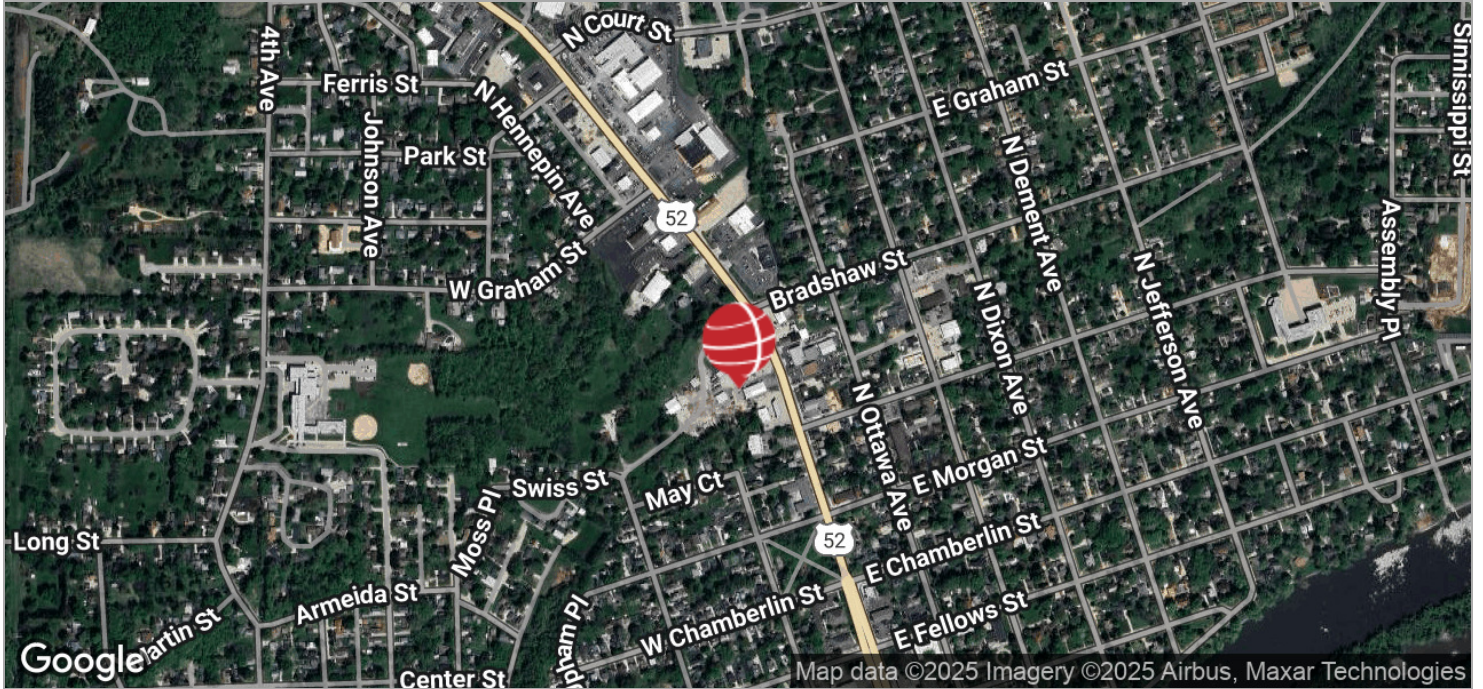
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LOCATION MAPS



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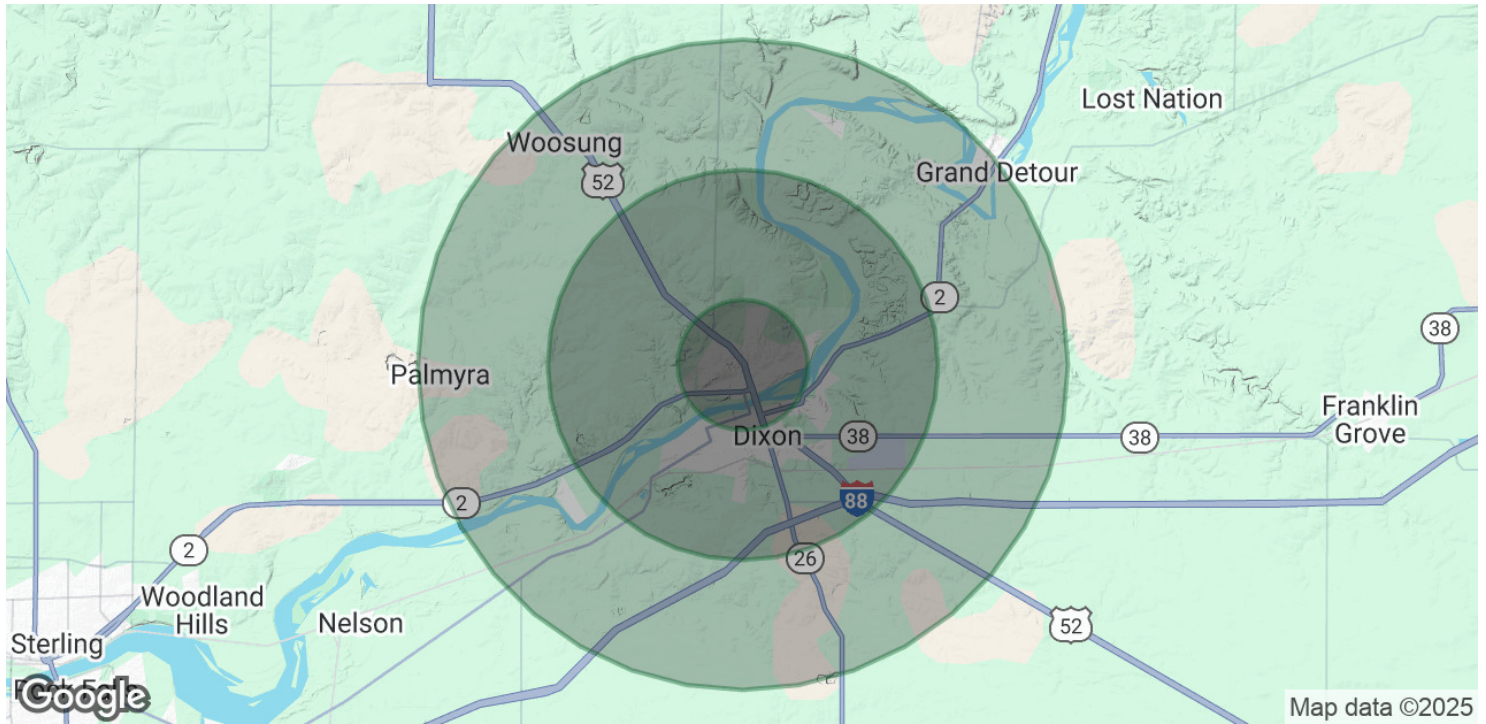
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,553	17,503	20,019
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,703	6,812	7,848
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$98,946	\$90,107	\$93,560
Average House Value	\$169,360	\$171,512	\$181,813

Demographics data derived from AlphaMap

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