

1005 GALENA AVE.

1005 GALENA AVE., FREEPORT, IL 61032

PROPERTY SUMMARY



LOCATION DESCRIPTION

Nestled in the heart of Freeport, IL, 1005 Galena Ave. offers a prime location surrounded by residential charm and commercial vitality. Just moments away from the property, prospective Retail/Strip Center tenants will discover the allure of the vibrant local community. Nearby, the impressive Lincoln-Douglas Debate Square provides a unique historical touch, while the bustling commercial district is home to a variety of shopping and dining establishments. Tenants can also capitalize on the area's excellent foot traffic as community events and local gatherings keep the area buzzing with potential customers. Experience the dynamic synergy of history, commerce, and community in this inviting neighborhood, perfect for retailers and strip center businesses looking to become part of Freeport's rich tapestry.

PROPERTY HIGHLIGHTS

- Convenient on-site parking for tenants and customers
- Ideal for retail and strip center businesses
- Strategic location at 1005 Galena Ave., Freeport, IL, 61032

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	4
Available SF:	4,775 SF
Building Size:	8,775 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,304	12,198	13,649
Total Population	8,701	23,936	27,033
Average HH Income	\$42,614	\$49,517	\$51,268

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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[illegible]

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,775 SF	Lease Rate:	Contact Broker for Pricing

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1005 Galena Ave.	Available	4,775 SF	NNN	Contact Broker for Pricing	-
1005 Galena Ave.	Little Caesar's	1,250 SF	NNN	-	-



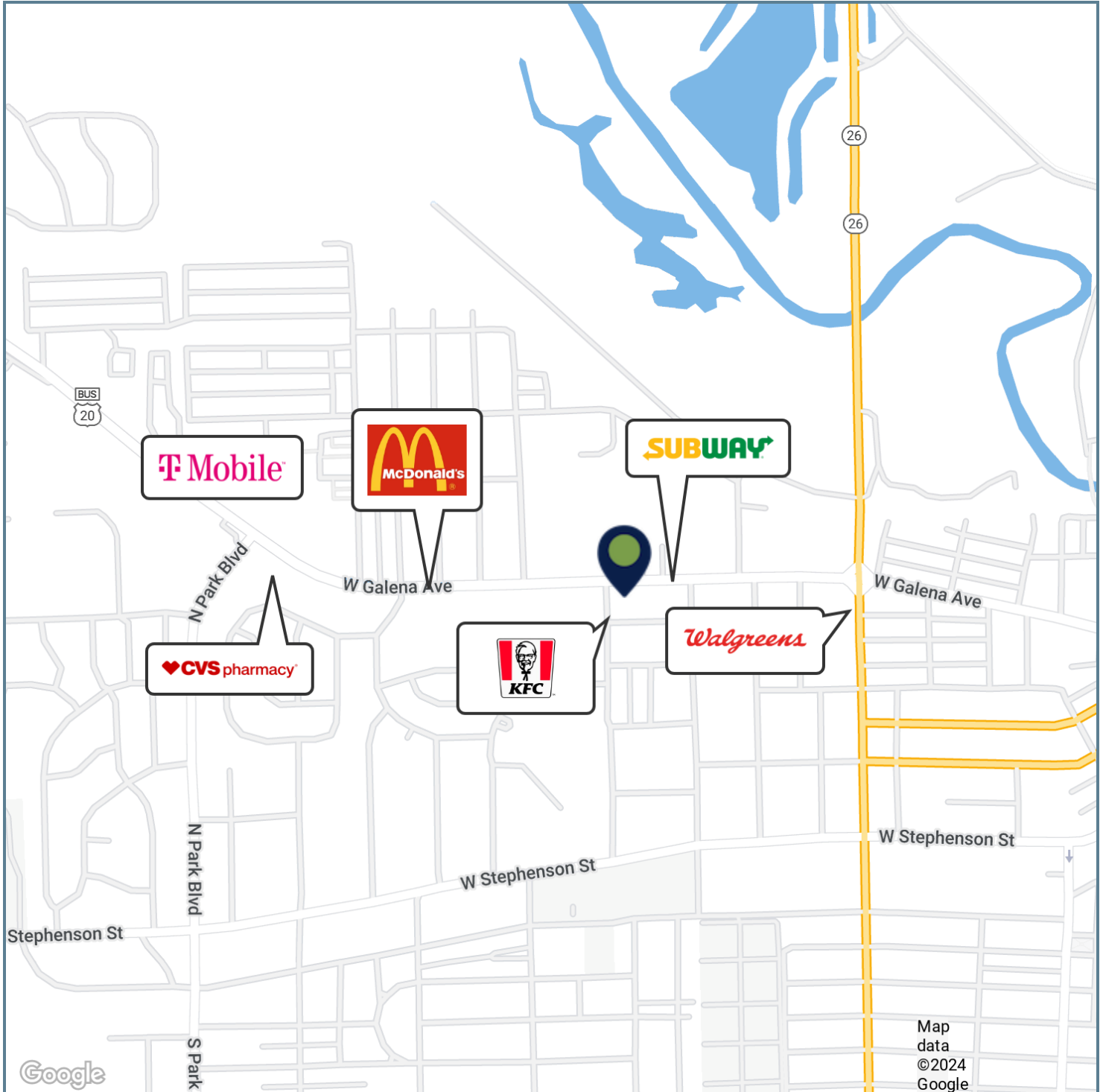
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RETAILER MAP



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LEGACY

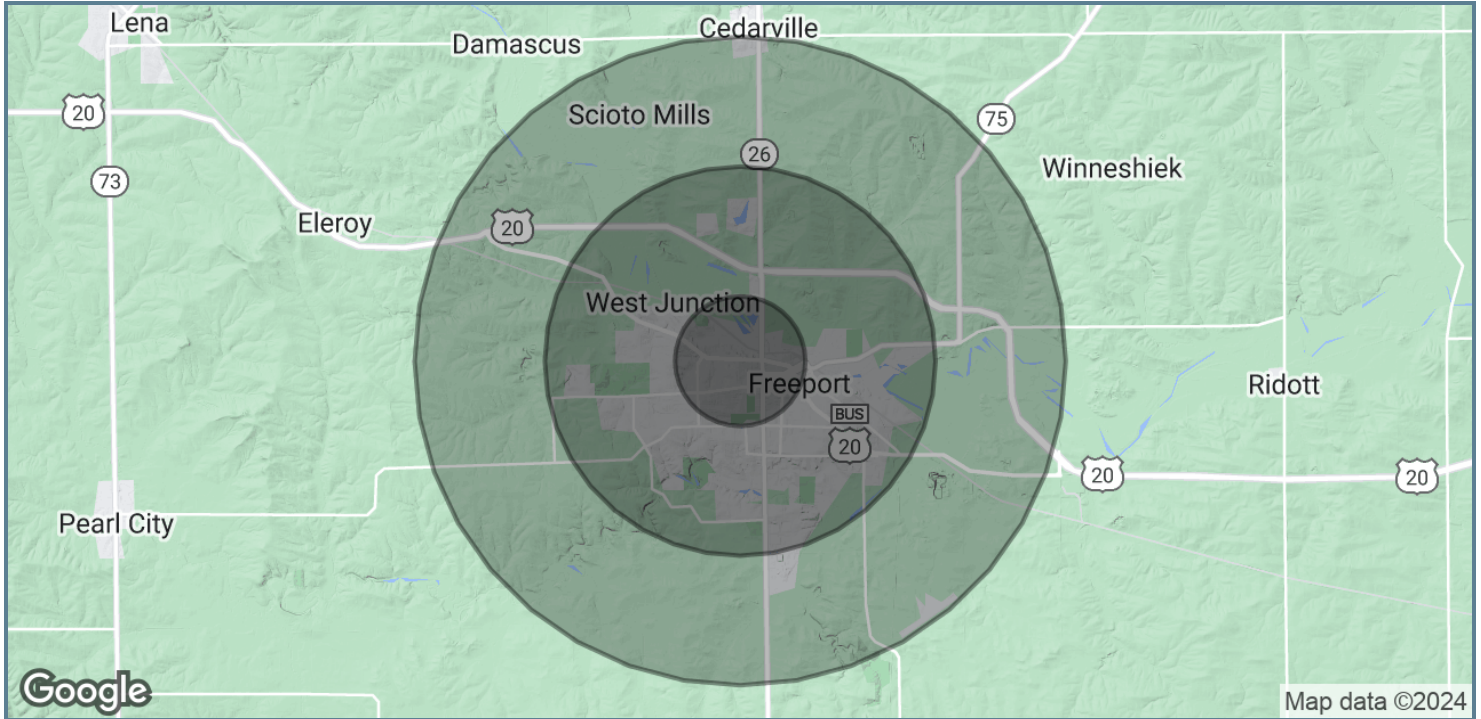
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,701	23,936	27,033
Average Age	34.5	42.1	43.5
Average Age (Male)	31.9	39.6	41.1
Average Age (Female)	38.7	44.0	45.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,304	12,198	13,649
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$42,614	\$49,517	\$51,268
Average House Value	\$67,296	\$77,726	\$84,239

2020 American Community Survey (ACS)

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LEGACY
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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

