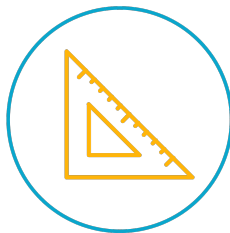




**GLA**  
11,577 SF



**Space Available**  
2,606 SF



**True Trade Area Population**  
39,861



**Traffic Count**  
12,117

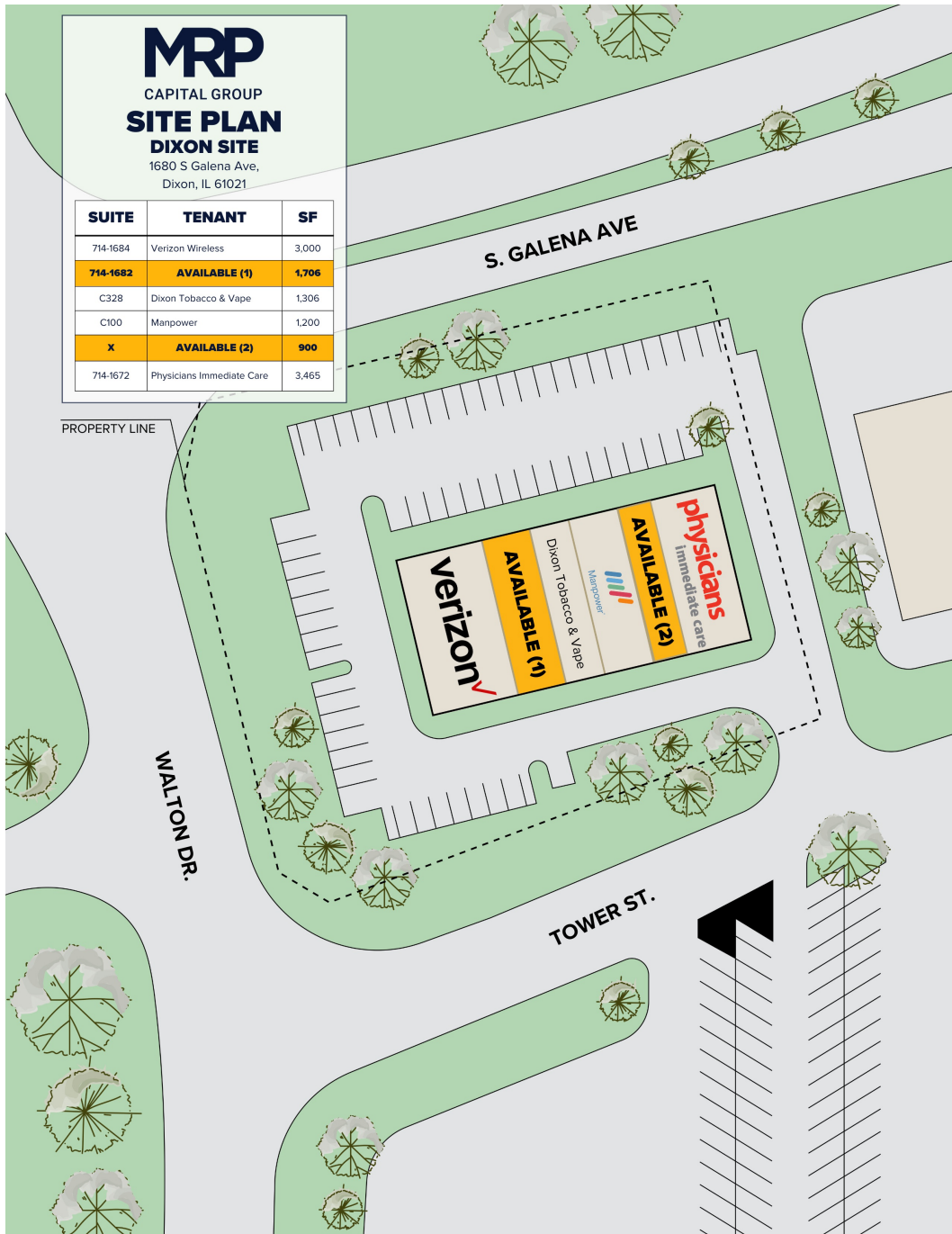
## Market Highlights

- Walmart Shadow Center with 2M annual visits
- Nearby national retailers include Chipotle, Aldi, and Dollar Tree
- Main retail corridor connects the city of Dixon to I-88

Rose Plaza is anchored by a high-performing Walmart with 2M annual visits that draws shoppers from across Dixon and surrounding small towns. The plaza shares an entrance with Walmart and is located in the main retail corridor connecting Dixon to I-88, ensuring a steady stream of customers and high visibility for your business, making it a perfect location for retail, healthcare services, or a restaurant.

### For More Information:

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# Rose Plaza

Walmart Shadow Center

1672-1684 S. Galena Avenue,  
Dixon, IL 61021



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