

*for more information*  
December 13, 2024

**Rose Gillece**

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981 -997 Dixie Highway, Beecher, IL 60401

# Beecher Plaza

**Retail Property For Lease** December 13, 2024



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981 - 997 Dixie Highway, Beecher, IL 60401

# Beecher Plaza



## OFFERING SUMMARY

Available SF: 1,140 - 1,235 SF

Lease Rate: \$12.00 - 20.00 SF/yr  
(NNN; Gross)

Year Built: 2008

Building Size: 11,450

Zoning: B4

## PROPERTY OVERVIEW

Two units available with storefront signage, monument signage. Tenants include St. James, Mexican restaurant, nail salon and King's Wok . Access from lighted intersection. B-4 zoning allows for many uses. Call listing agents for additional information. Ownership willing to accept ALL reasonable offers.

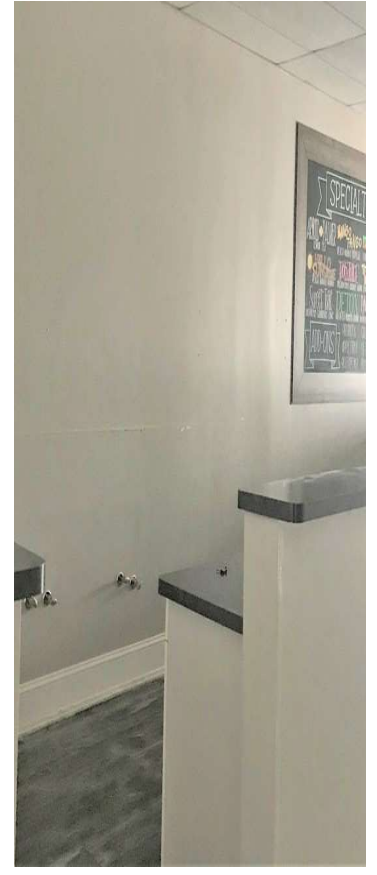
## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
993	\$12.00 SF/yr	1,235 SF
987	\$1,900 per month	1,140 SF

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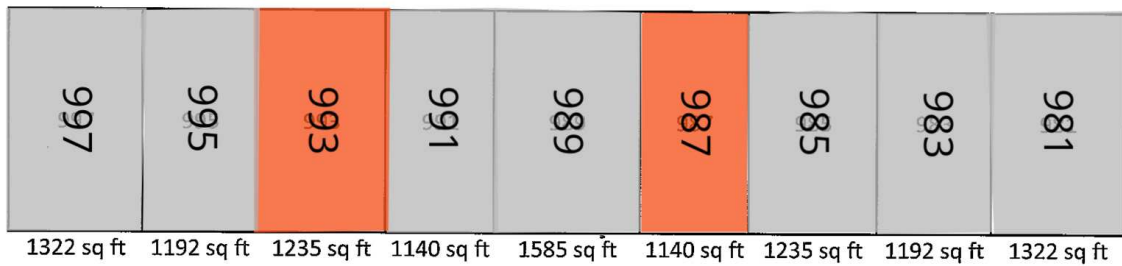
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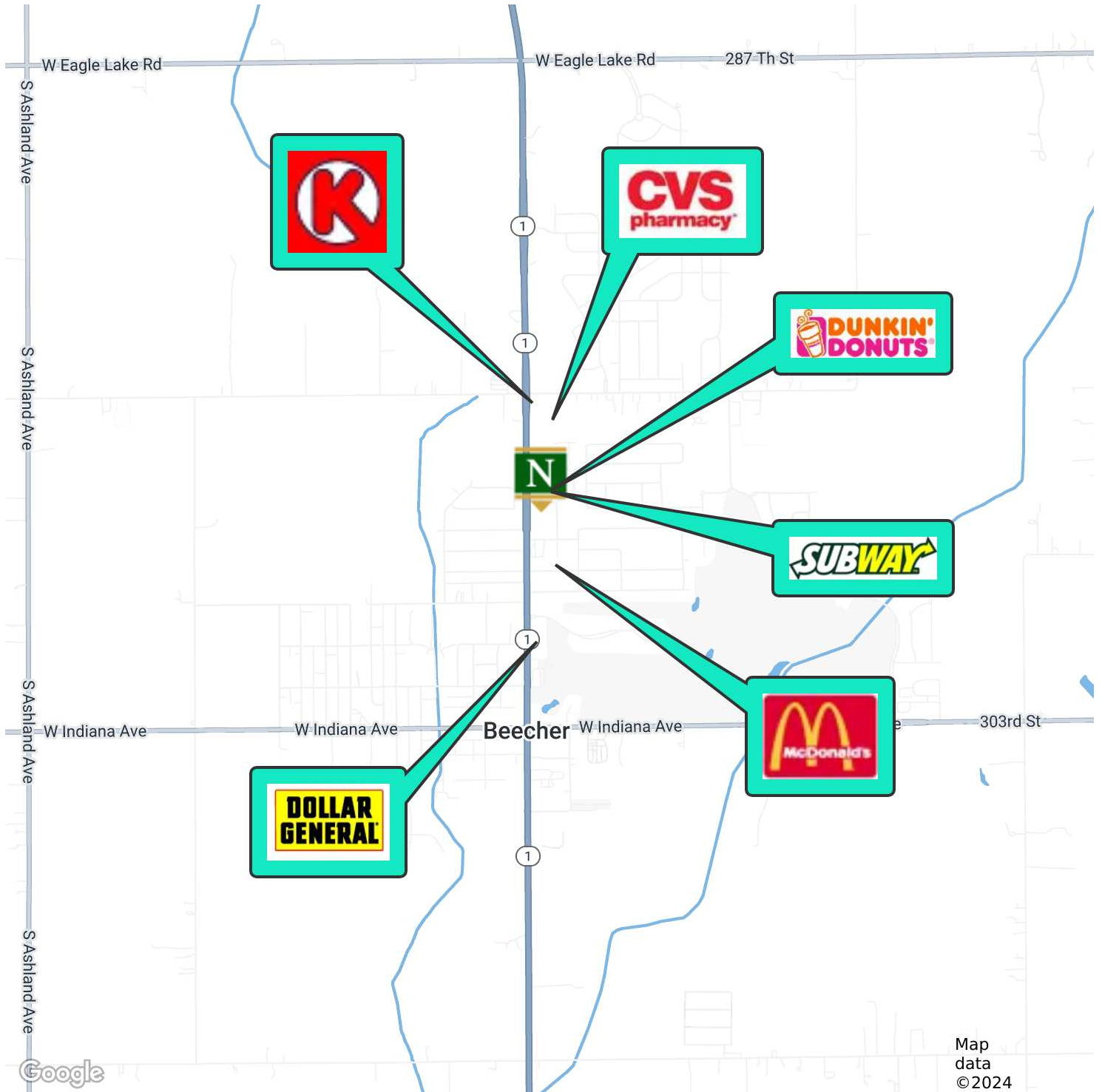
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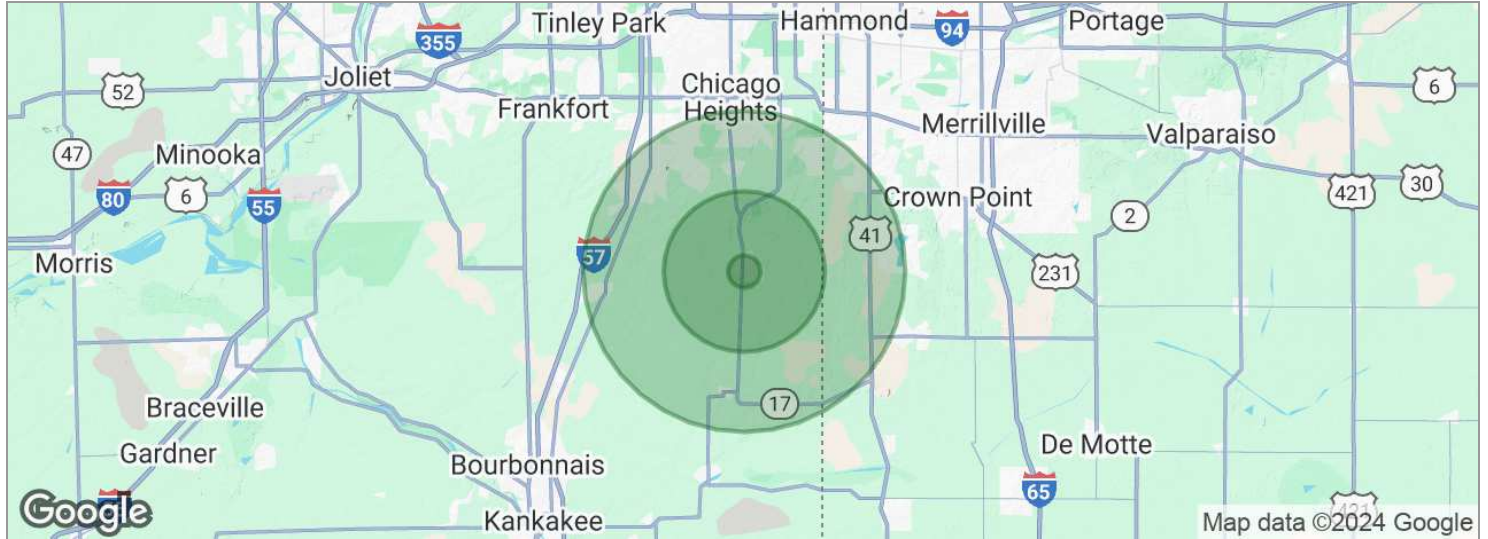
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	425	11,595	93,367
Median age	39.7	42.2	38.4
Median age (Male)	37.5	40.6	37.1
Median age (Female)	40.5	42.4	39.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	149	4,352	35,689
# of persons per HH	2.9	2.7	2.6
Average HH income	\$86,649	\$78,841	\$68,028
Average house value		\$245,810	\$225,318

\* Demographic data derived from 2020 ACS - US Census

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