



**LITCHFIELD
CENTRE**

SCAN HERE!



EDDIE CHERRY

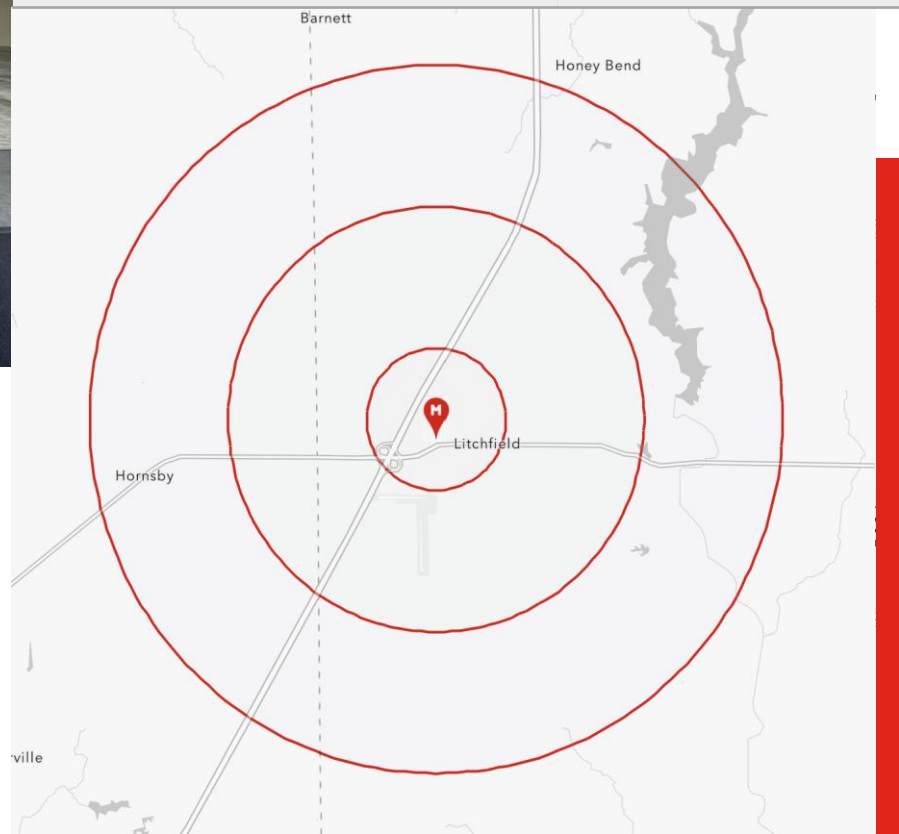
Phone: 314.647.6611 ext. 113
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1203 W. FERDON STREET
LITCHFIELD, IL 62056
5,640 S.F. ENDCAP | DIVISIBLE
\$11/S.F. N.N.N.

PROPERTY INFORMATION



DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		2,263	6,862	7,905
HOUSEHOLDS		992	2,952	3,409
AVERAGE HH INCOME		\$71,901	\$68,812	\$74,428



- **PRIME 5,640 S.F. ENDCAP OPPORTUNITY!**
- **WHITE-BOX CONDITION. WILL DIVIDE.**
- **PROMINENT PYLON & STOREFRONT SIGNAGE**
- **WALMART SHADOW-ANCHORED CENTER**
- **JOIN ATT, GREAT CLIPS & OTHERS**
- **EXCELLENT POSITIONING TO PRIMARY SIGNALIZED INTERSECTION OF COLUMBIAN ROAD & FERDON STREET**
- **GROWING LITCHFIELD IS SERVED BY MAJOR INTERSTATE (I-55) AND MUNICIPAL AIRPORT**

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SITE PLAN



LITCHFIELD CENTRE

SUITE	STATUS	TENANT
1	LEASED	AT&T
2	LEASED	LITCHFIELD TOBACCO & VAPE
3	LEASED	STAR NAILS
4	LEASED	LUCY'S PLACE
5	LEASED	GREAT CLIPS
6	AVAILABLE	\$11.00/S.F.

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AERIAL



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