

VACANT QSR WITH DRIVE-THRU

Owner-User or Redevelopment Opportunity



737 North Galena Avenue

DIXON ILLINOIS

ACTUAL SITE



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Broker of Record: Kenneth Galvin, SRS Real Estate Partners-Midwest, LLC | IL License No. 471006635

OFFERING

Price	\$800,000
PSF	\$302

PROPERTY SPECIFICATIONS

Rentable Area	2,635 SF
Land Area	0.83 Acres
Property Address	737 N. Galena Ave. Dixon, IL 61021
County	Lee County
Year Built	1995
Parcel Number	07-02-32-177-051
2022 Property Taxes*	\$19,497.46
Ownership	Fee Simple (Land & Building)
Zoning	B-2 General Business District
Parking Spaces	22

Excellent Redevelopment or Lease-Up Opportunity | General Business (B-2) Zoning | Tremendous Value

- 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

Located Along North Galena Ave. (U.S. Highway 52) | Strong Tenant Presence | Close to Freeways

- The subject is strategically located along North Galena Ave. (U.S. Highway 52) with an average of 19,500 VPD
- The subject site also benefits from a close proximity to downtown Dixon
- The trade area is home to Walgreens, O’Reilly Auto Parts, Ace Hardware, AutoZone Auto Parts, Napa Auto Parts, McDonald’s, Wendy’s and other nearby national tenants
- The surrounding national and regional tenant presence drive a steady stream of loyal, local consumers to the trade area

Direct Residential Consumer Base | Demographics in 5-Mile Trade Area

- The property is near numerous single-family communities and multi-family complexes, providing a direct residential consumer base
- More than 20,425 residents and 13,622 employees support the trade area
- \$86,106 average annual household income



2023 Estimated Population	
1 Mile	6,926
3 Miles	17,893
5 Miles	20,425
2023 Average Household Income	
1 Mile	\$89,380
3 Miles	\$82,469
5 Miles	\$86,106
2023 Estimated Total Employees	
1 Mile	7,528
3 Miles	12,519
5 Miles	13,622

15,100
VEHICLES PER DAY

19,500
VEHICLES PER DAY

ANYTIME FITNESS
AutoZone
Hallmark
Culver's
PLAZA NORTH SHOPPING CENTER

FORMER
KFC

DIXON HIGH SCHOOL





SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

255+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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