



COLDWELL BANKER  
COMMERCIAL  
DEVONSHIRE  
REALTY

# Freestanding Retail Property for Sublease on E. Main St!

Lease Price: \$8.00/ SF / NNN



FOR SUBLEASE

## 1110 E Main St.

Galesburg, IL 61401

7,462 SF

RETAIL

### LEASE PRICE

\$8.00/ SF NNN

### BUILDING SIZE

7,462 SF

### YEAR BUILT

2003

### ZONING

B2 - Commercial

### TAX PIN

9914202030

### # OF PARKING SPACES

17

### PROPERTY DESCRIPTION

Coldwell Banker Commercial Devonshire Realty is pleased to offer this freestanding retail property for sublease. Situated on a half-acre lot, the property is well-suited for a variety of retail or service-oriented businesses. The building provides a functional layout and flexible space to accommodate different business needs. The location benefits from high visibility and strong traffic counts, with a combined average daily traffic (AADT) of over 14,000 at the nearby intersection of E Main St and Grand Ave. The current lease extends until May 31st, 2027. This property features a triple net lease (NNN), requiring the tenant to maintain insurance, all maintenance, and property taxes in addition to the base rent. However, the tenant is open to negotiating a modified gross lease structure with a prospective subtenant, with the gross rate to be determined by the agreed-upon terms and responsibilities.

### AREA DESCRIPTION

Located in Galesburg, IL, a historic city in Knox County with a population of approximately 30,000, 1110 E Main St benefits from a well-traveled commercial corridor with access to local and regional consumer traffic. Galesburg serves as a regional hub for retail, healthcare, and education, home to Knox College, a vibrant downtown district, and multiple national and local retailers. The city is well-connected through Interstate 74 and Amtrak service, providing convenient access to nearby metropolitan areas, like Peoria and the Quad Cities. Neighboring retailers include: McDonald's, Dairy Queen, Dollar General, Walgreens, Subway, Hardee's, Circle K, Save a Lot, and more.



**NICK RAGLE**

217-403-3379

[nick.ragle@cbcdr.com](mailto:nick.ragle@cbcdr.com)

cbcdr.com



COLDWELL BANKER COMMERCIAL

DEVONSHIRE REALTY

201 W Springfield Ave. 11th Floor

Champaign, IL 61820

217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



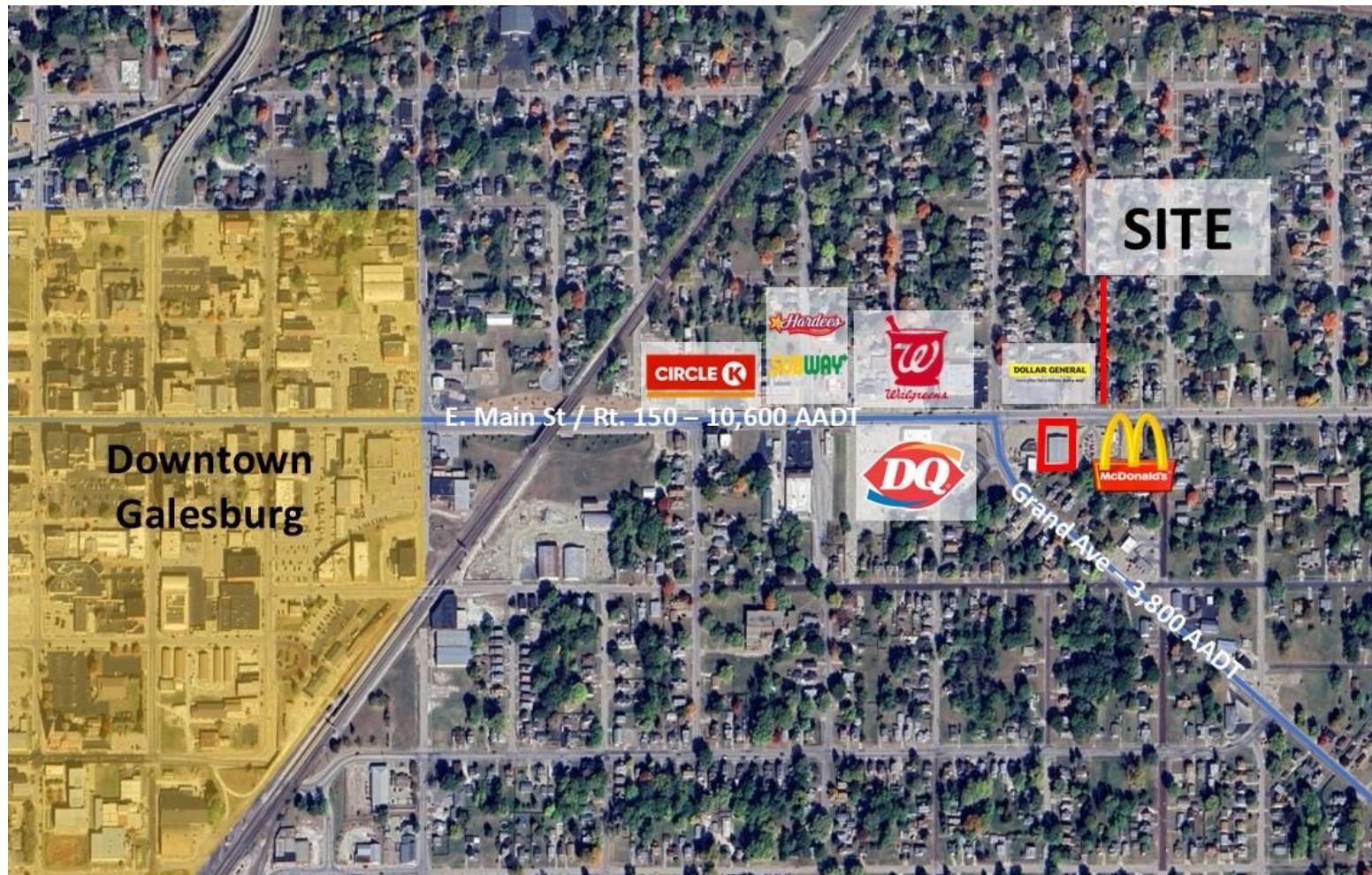
COLDWELL BANKER  
COMMERCIAL  
DEVONSHIRE  
REALTY

# Freestanding Retail Property for Sublease on E. Main St!

Lease Price: \$8.00/ SF / NNN

AERIAL

FOR  
SUBLEASE



**NICK RAGLE**  
217-403-3379  
[nick.ragle@cbcdr.com](mailto:nick.ragle@cbcdr.com)  
[cbcdr.com](http://cbcdr.com)



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**  
201 W Springfield Ave, 11th Floor  
Champaign, IL 61820  
217-352-7712

© 2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



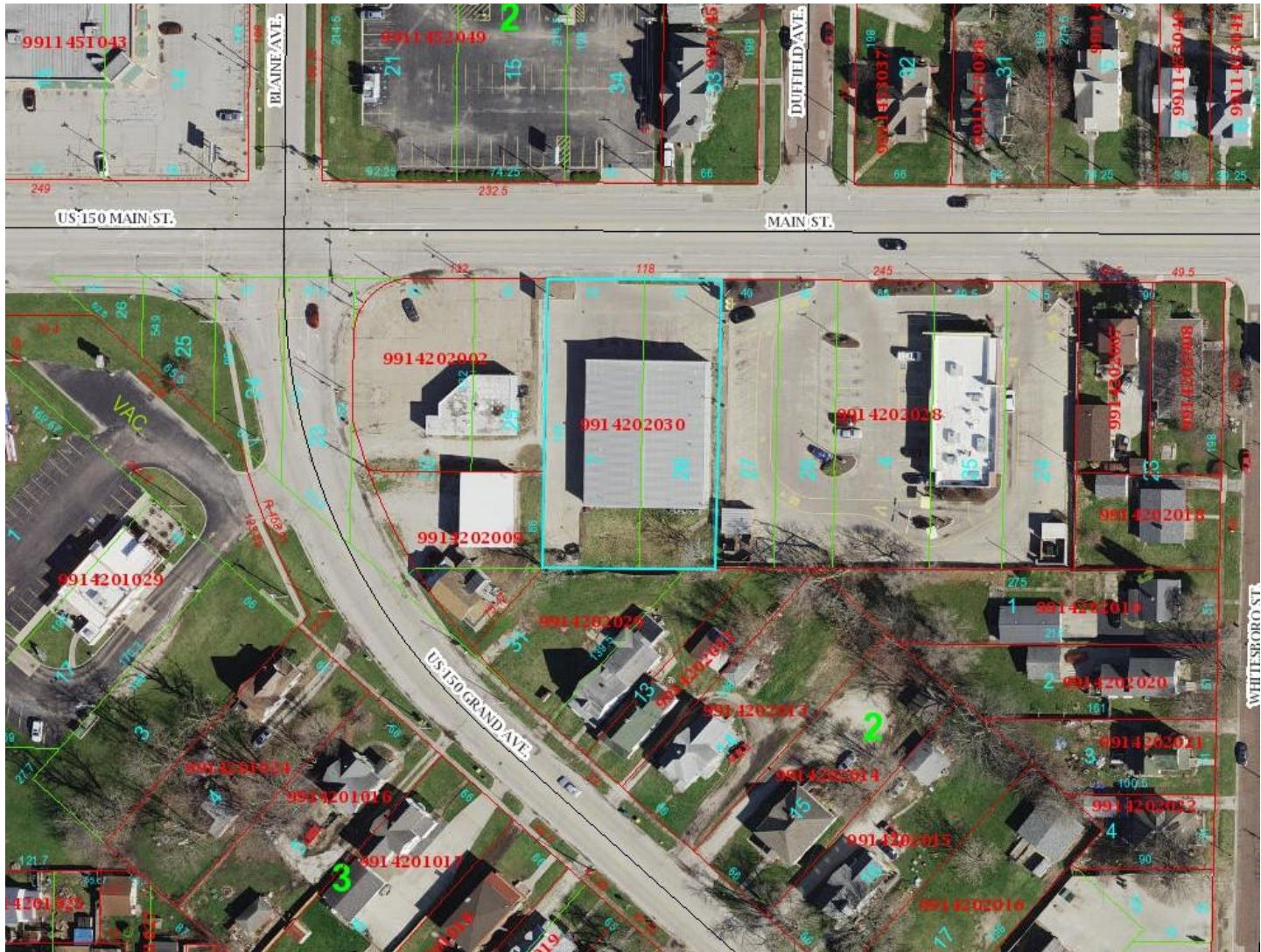
**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# Freestanding Retail Property for Sublease on E. Main St!

Lease Price: \$8.00/ SF / NNN

## FOR SUBLEASE

# GIS MAP



**NICK RAGLE**  
217-403-3379  
[nick.ragle@cbcdr.com](mailto:nick.ragle@cbcdr.com)  
cbcdr.com



**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**  
201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.