



**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**

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## AERIAL



**NICK RAGLE**

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## GIS MAP



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