

\$395,000



VACANT HARDEE'S AVAILABLE FOR SALE

REDEVELOPMENT POTENTIAL

619 S GALENA AVE | DIXON, IL 61021

EXCLUSIVELY LISTED BY

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INTRODUCTION

Retail Investment Group is pleased to offer for sale this **former Hardee's** in **Dixon, Illinois**.

Built in 1989, the building is **±2,482 square feet** and sits on a large **±1.22 acre** parcel.

\$395,000
PRICE

VACANT HARDEE'S

DIXON, IL

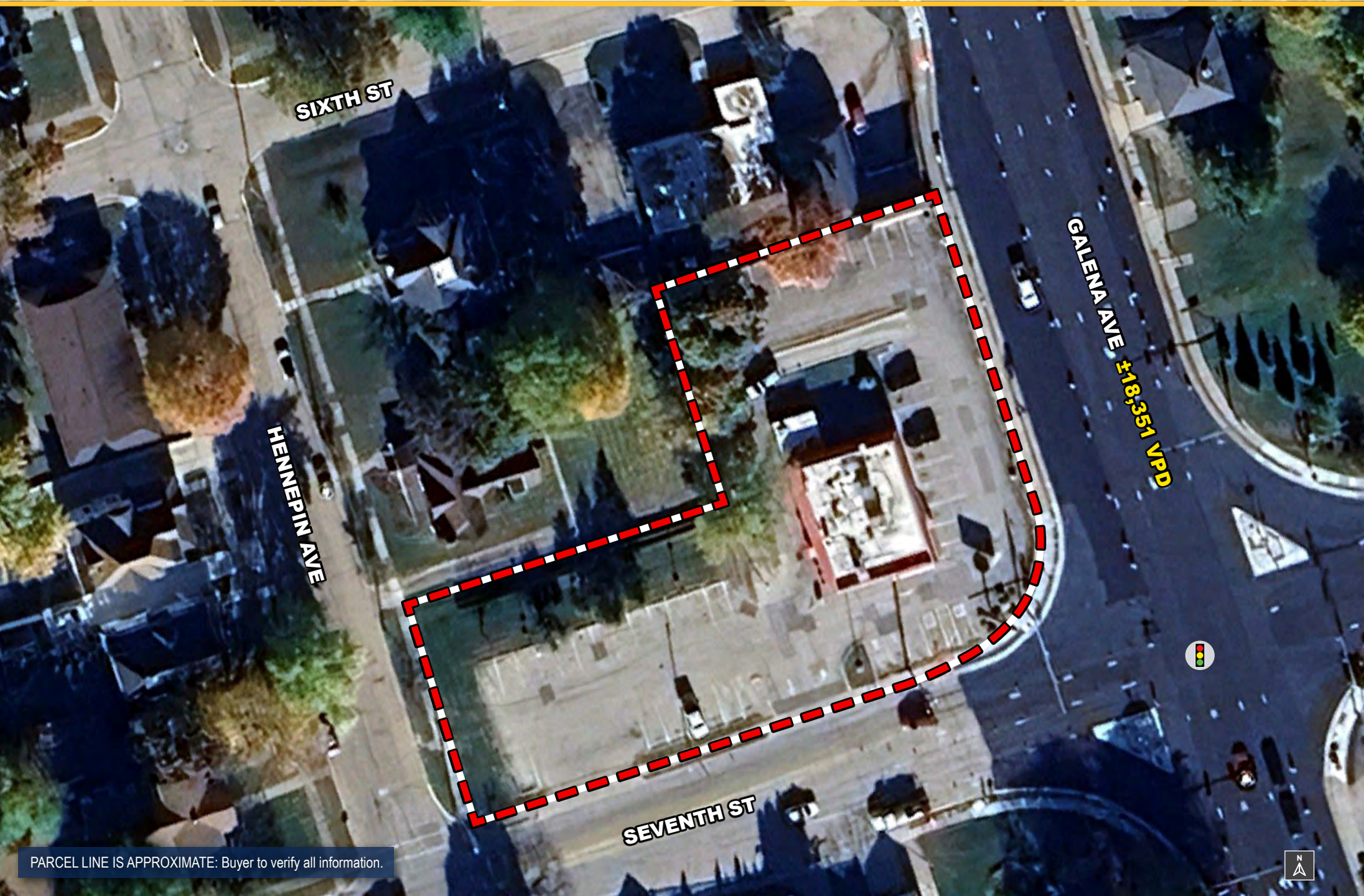
EXECUTIVE SUMMARY

ADDRESS	619 S Galena Ave Dixon, IL 61021
BUILDING SIZE	±2,482 Square Feet
LAND SIZE	±1.22 Acres
YEAR BUILT	1989
ZONING	B-2
PARCEL #	07-08-05-283-008

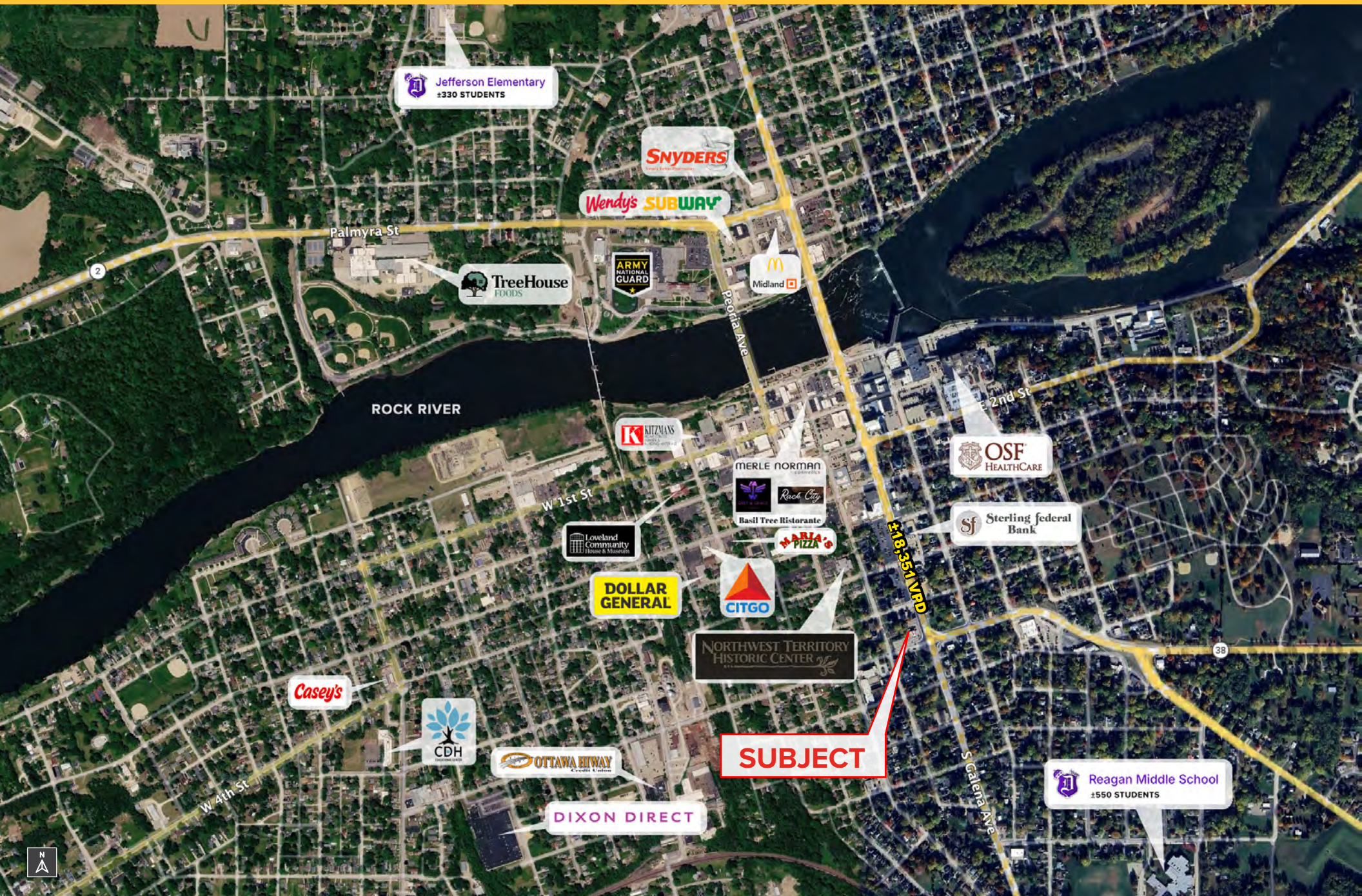
PROPERTY HIGHLIGHTS

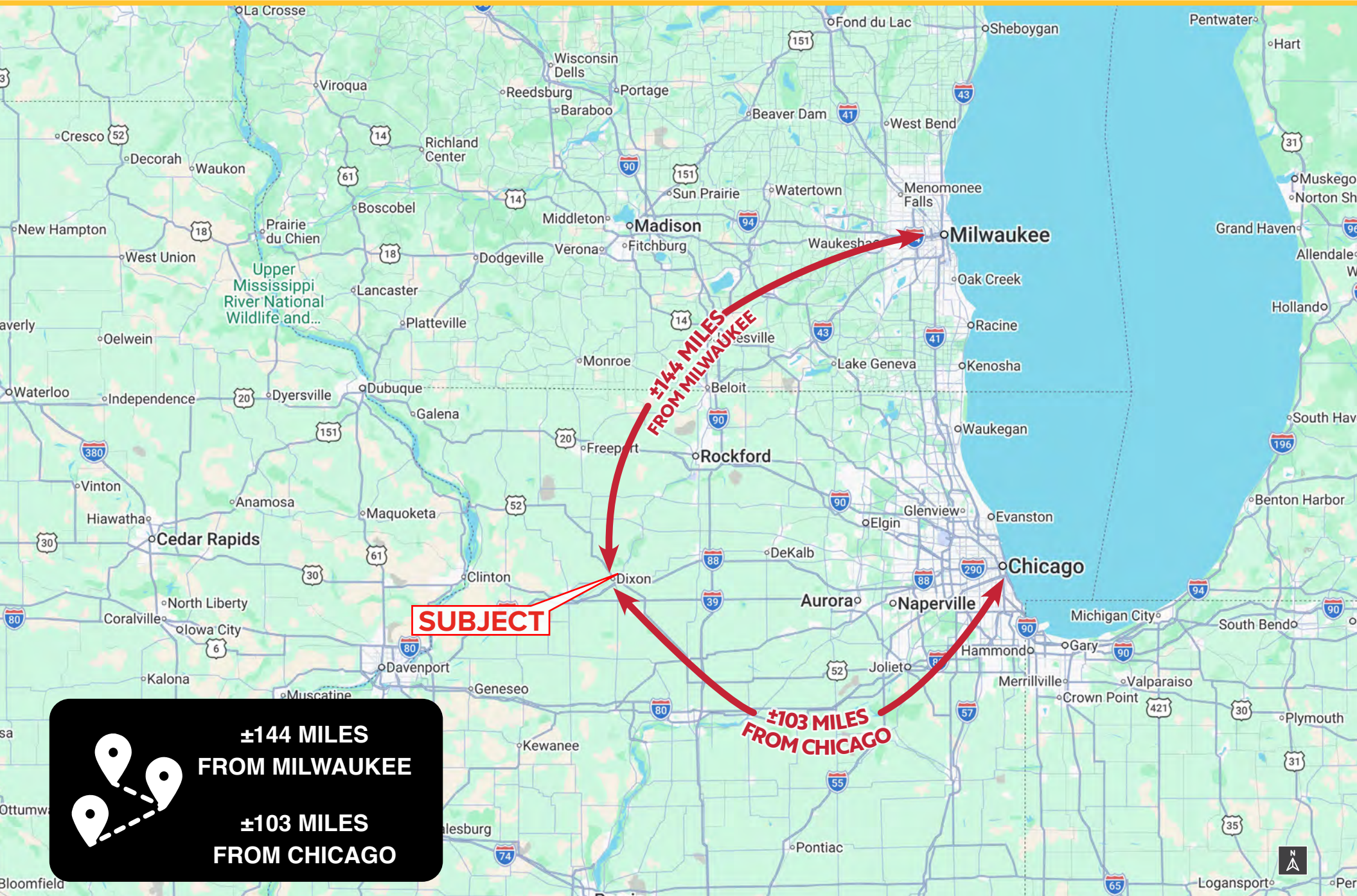
- Vacant fast food restaurant
- Freestanding with drive-thru
- Large parcel ±1.22 acres
- Ideal owner user or can be redeveloped
- Situated on a hard corner with over 18,000 vehicles per day





PARCEL LINE IS APPROXIMATE: Buyer to verify all information.





2025 DEMOGRAPHICS WITHIN 61021 ZIP CODE



POPULATION
±22.65K



MEDIAN AGE
±43.7 YEARS



AVERAGE HH SIZE
±2.17 PERSONS



AVERAGE HH INCOME
±\$88.46K



MEDIAN HH INCOME
±\$67.35K

Source: 2026 Realtors Property Resource

ABOUT DIXON

Dixon is a city in Lee County, Illinois, United States, and its county seat. The population was 15,274 as of the 2020 census. The city is named after founder John Dixon, who operated a rope ferry service across the Rock River, which runs through the city. The Illinois General Assembly designated Dixon as "Petunia Capital of Illinois" in 1999 and "The Catfish Capital of Illinois" in 2009.

Dixon was the boyhood home of former U.S. President Ronald Reagan. The city is also the site of the Lincoln Monument State Memorial, marking the spot where Abraham Lincoln joined the Illinois militia at Fort Dixon in 1832 during the Black Hawk War. The memorial is located on the west side of Dixon's main north-south street, Galena Avenue (U.S. Route 52, also Illinois Route 26), north of the Rock River. The city is also the site of the Dixon Bridge Disaster of 1873, the worst road bridge disaster in American history. A marker for the disaster stands near the Lincoln Statue, on the north bank of the river.



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CONFIDENTIALITY DISCLAIMER

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



Actual Site