

JOIN NEW DOLLAR TREE STORE!

DIXON PLAZA

1309-1389 N GALENA, DIXON, IL 61021

LM
Lagestee-Mulder
Commercial Real Estate

RETAIL PROPERTY FOR LEASE



PROPERTY HIGHLIGHTS

- 1,265-4,900 SF available in Dixon Plaza.
- Outlot BTS opportunity next to Culvers in front of center.
- Centrally located on Dixon's most heavily traveled street, Galena Avenue (Route 52)
- Traffic counts — Galena Drive: 5,800 - 10,800 VPD
- Population of more than 45,000 residents within 10 miles of site
- Co-tenants include: CGH Medical, AutoZone, Pam's Hallmark, Anytime Fitness, Dollar Tree and Culvers
- Abundant parking

LOCATION OVERVIEW

Dixon Plaza is located at 1309-1389 N. Galena Avenue (Route 52) in Dixon, IL, approximately 3.5 miles north of the I-88 exit. The property has an excellent mix of tenants, high visibility and enjoys easy access through two points of ingress/egress off Galena Avenue.

LEASE RATE

CALL FOR PRICING

OFFERING SUMMARY

Building Size: 124,749 SF

Available SF: 1,265 - 4,900 SF

Lot Size: 12.77 Acres

County: Lee

MARTHA WINTER

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
1309 N Galena Avenue	Double K Shoe	2,000 SF
1309 N Galena Avenue	H&R Block/Tax Plus	2,000 SF
1309 N Galena Avenue	Northern Ill Home Medical Center	3,200 SF
1311 N Galena Avenue	There's Fun In Store	1,400 SF
1311 N Galena Avenue	Star Nail Salon	2,525 SF
1311 N Galena Avenue	Available	2,400 SF
1319 N Galena Avenue	CGH Medical Center	4,183 SF
1321 N Galena	CGH Medical Center	38,403 SF
1323 N Galena Ave	Anytime Fitness	6,295 SF
1325 N Galena Avenue	Available	1,600 SF
1327 N Galena Avenue	Available	1,265 SF
1331 N Galena Avenue	Pam's Hallmark Store	8,000 SF
1347 N Galena Avenue	My Play Village	3,600 SF
1355 N. Galena Avenue	Everyone's Family Dental	2,400 SF
1359 N Galena Avenue	Available	4,900 SF
1359A N Galena Avenue	Management Office	300 SF
1379 N Galena Avenue	Dollar Tree	10,125 SF
1385 N Galena Avenue	AutoZone	13,020 SF
1387 N Galena Avenue	Autism Center of Sauk Village	6,200 SF
1389 N Galena Avenue	Kreider Services	8,630 SF
Galena Avenue Outlot	Available	2,400 SF

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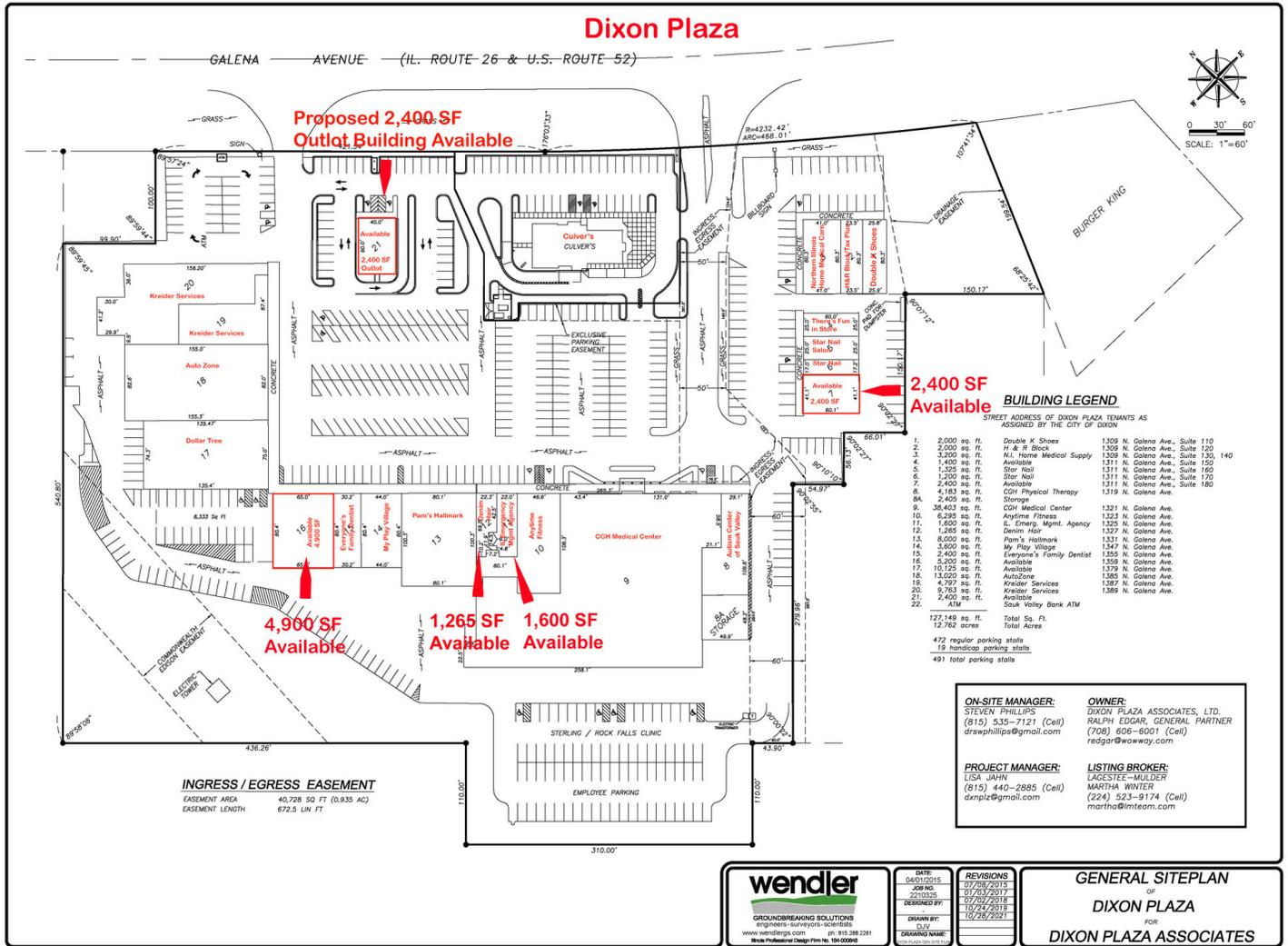
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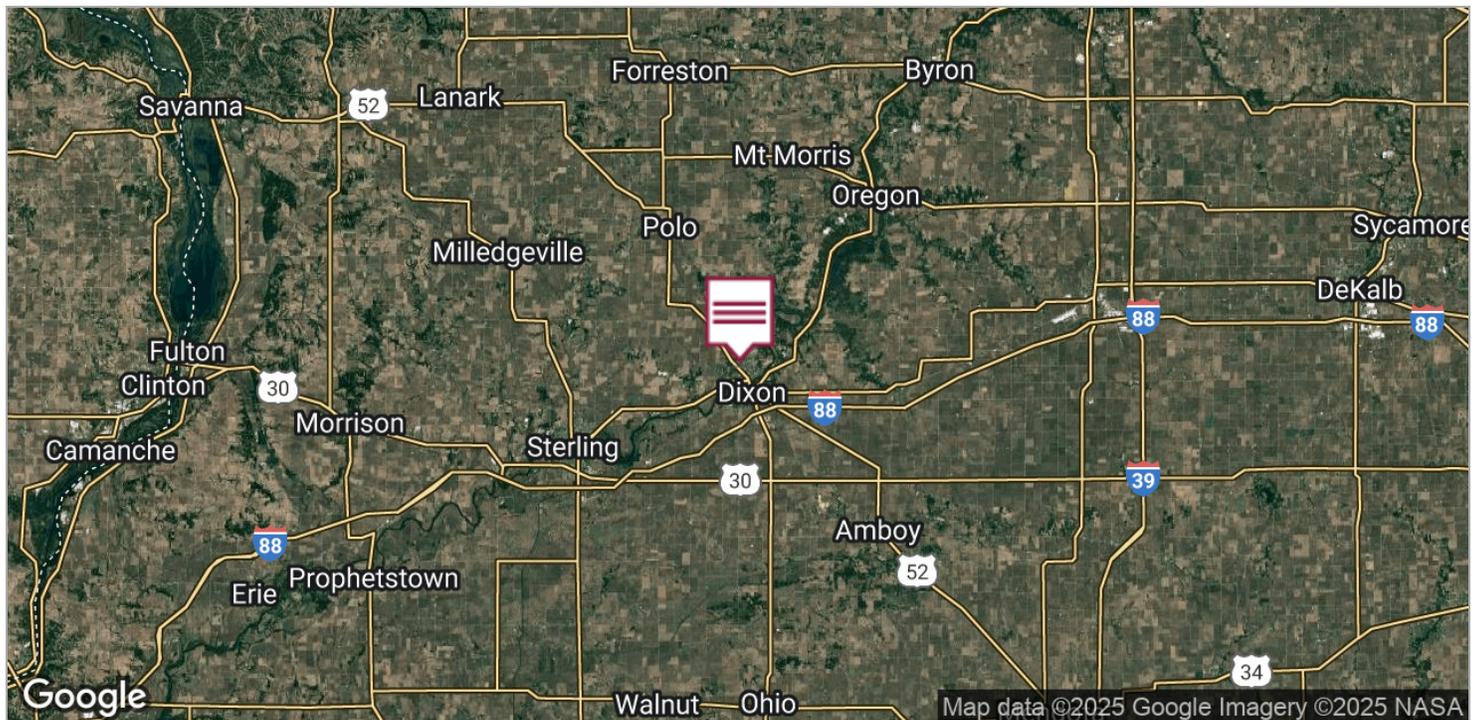
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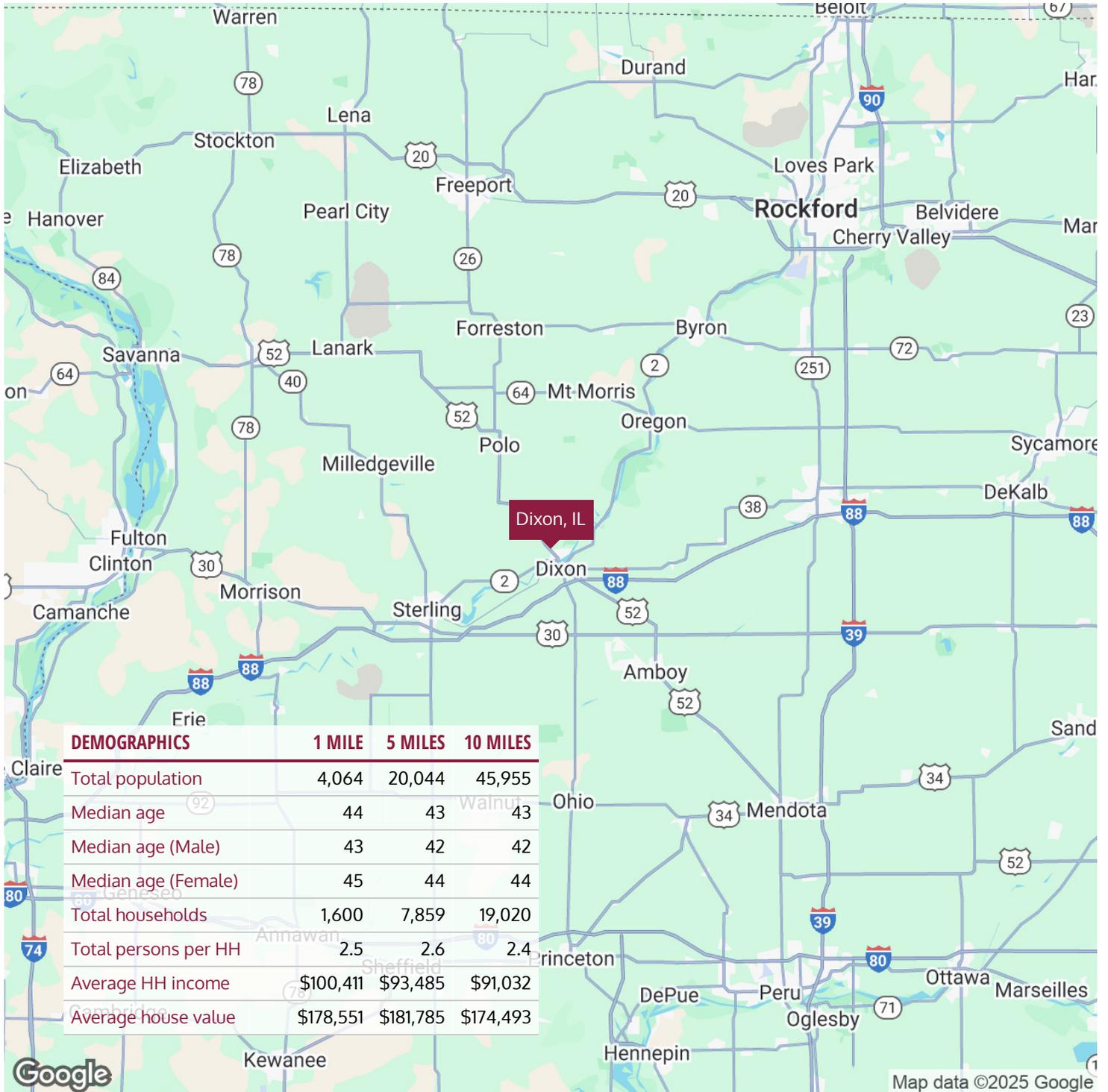
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