



PROPERTY/MARKET SUMMARY

Excellent opportunity to acquire an 89,064 SF retail anchor store on 8.4 acres with 2,491 parking spaces. WOW!

- Close proximity to I-80
- Nearby retail giants including Menards, Big Lots, Hobby Lobby, Target, Hy-Vee, and The Home Depot
- Perfect for large retailers and automotive
- 22,100 Vehicles per day

NEARBY BUSINESSES

DEMOGRAPHICS

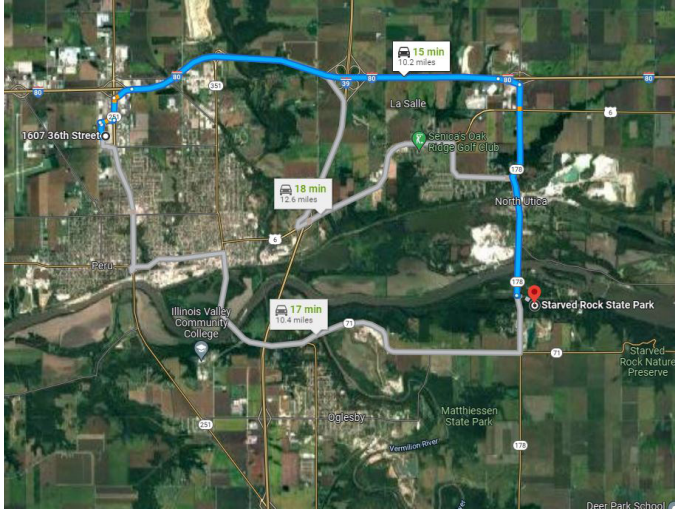
POPULATION:	5 Mile	29,040
	10 Mile	42,342
	15 Mile	70,539
DAYTIME POP:	5 Mile	30,602
	10 Mile	41,901
	15 Mile	67,738
AVE HH INCOME:	5 Mile	\$65,870
	10 Mile	\$69,416
	15 Mile	\$71,541

Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.





STARVED ROCK STATE PARK



A brief **15 minute drive** from this property is the popular nature attraction, **Starved Rock State Park**.

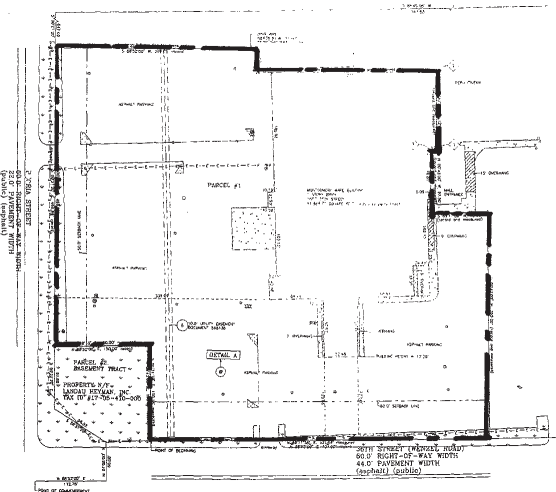
YEARLY VISITORS

ACTIVITIES

- 2018 | 2.4 million
- 2019 | 2.5 million
- 2020 | 2.3 million
- 2021 | 2.4 million

- Hunting
- Fishing
- Hiking
- Camping
- Rock Climbing
- Wineries & Breweries
- Live Music
- Mansion Tours

SITE PLAN



AERIAL



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