



**LITCHFIELD
CENTRE**

SCAN HERE!



EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

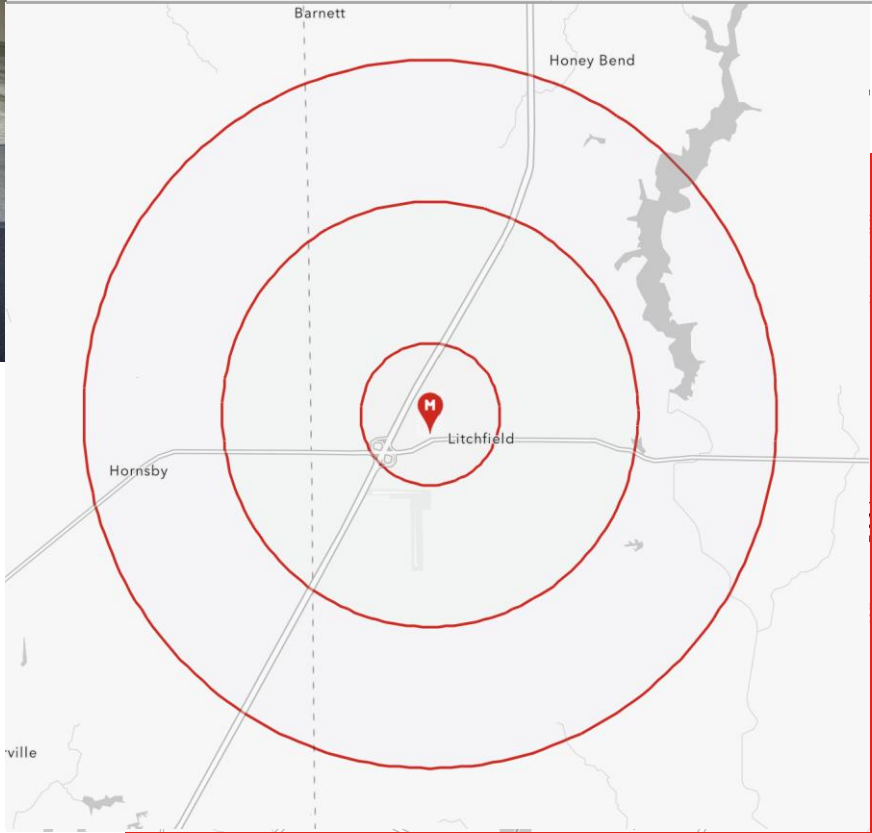
1203 W. FERDON STREET
LITCHFIELD, IL 62056
5,640 S.F. ENDCAP | \$11/S.F. N.N.N.

FOR LEASE

PROPERTY INFORMATION



DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		2,263	6,862	7,905
HOUSEHOLDS		992	2,952	3,409
AVERAGE HH INCOME		\$71,901	\$68,812	\$74,428



- **PRIME 5,640 S.F. ENDCAP OPPORTUNITY!**
- **WHITE-BOX CONDITION**
- **PROMINENT PYLON & STOREFRONT SIGNAGE**
- **WALMART SHADOW-ANCHORED CENTER**
- **JOIN ATT, GREAT CLIPS & OTHERS**
- **EXCELLENT POSITIONING TO PRIMARY SIGNALIZED INTERSECTION OF COLUMBIAN ROAD & FERDON STREET**
- **GROWING LITCHFIELD IS SERVED BY MAJOR INTERSTATE (I-55) AND MUNICIPAL AIRPORT**

SCAN HERE!



EDDIE CHERRY
 Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

**1203 W. FERDON STREET
 LITCHFIELD, IL 62056
 5,640 S.F. ENDCAP | \$11/S.F. N.N.N.**

SITE PLAN



LITCHFIELD CENTRE

SUITE	STATUS	TENANT
1	LEASED	AT&T
2	LEASED	LITCHFIELD TOBACCO & VAPE
3	LEASED	STAR NAILS
4	LEASED	LUCY'S PLACE
5	LEASED	GREAT CLIPS
6	AVAILABLE	\$11.00/S.F

SCAN HERE!



EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

1203 W. FERDON STREET
LITCHFIELD, IL 62056
5,640 S.F. ENDCAP | \$11/S.F. N.N.N.

AERIAL



SCAN HERE!



EDDIE CHERRY

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

**1203 W. FERDON STREET
LITCHFIELD, IL 62056
5,640 S.F. ENDCAP | \$11/S.F. N.N.N.**