

SOUTHGATE MARKET

\$7.00 SF/yr (NNN)

1801 S West Ave
Freeport, IL 61032

AVAILABLE SPACE
16,380 SF

AREA
Located on Freeport's south side.



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COLDWELL BANKER COMMERCIAL
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FOR LEASE

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SOUTHGATE MARKET

1801 S West Ave, Freeport, IL 61032

LEASE



OFFERING SUMMARY

Available SF: 16,380 SF

Lease Rate: \$7.00 SF/yr (NNN)

Lot Size: 3.35 Acres

Building Size: 46,234 SF

Zoning: C-3

PROPERTY OVERVIEW

Medium-box anchor retail suite available for lease at Southgate Market in Freeport, IL. The space was previously occupied by Save-A-Lot. Southgate Market fronts IL Route 26 with a traffic count of 12,300 vehicles per day. Property is zoned C-3. Co-tenants are Dollar Tree, Logan's Bar & Grill, China Buffet, and Queen Tobacco. Estimated NNN charges are \$2.21 PSF.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 1801	\$7.00 SF/yr	16,380 SF

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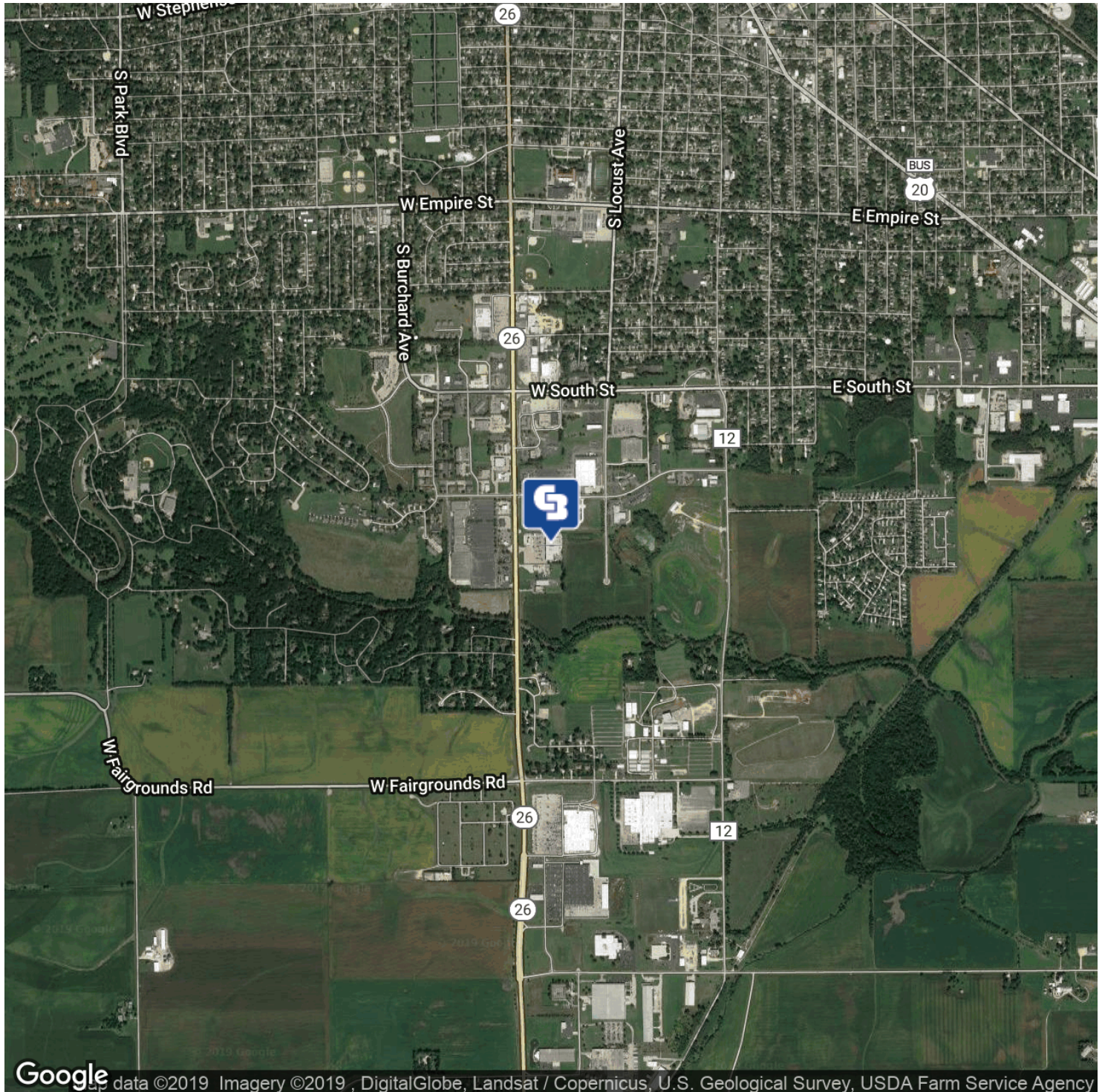
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Google

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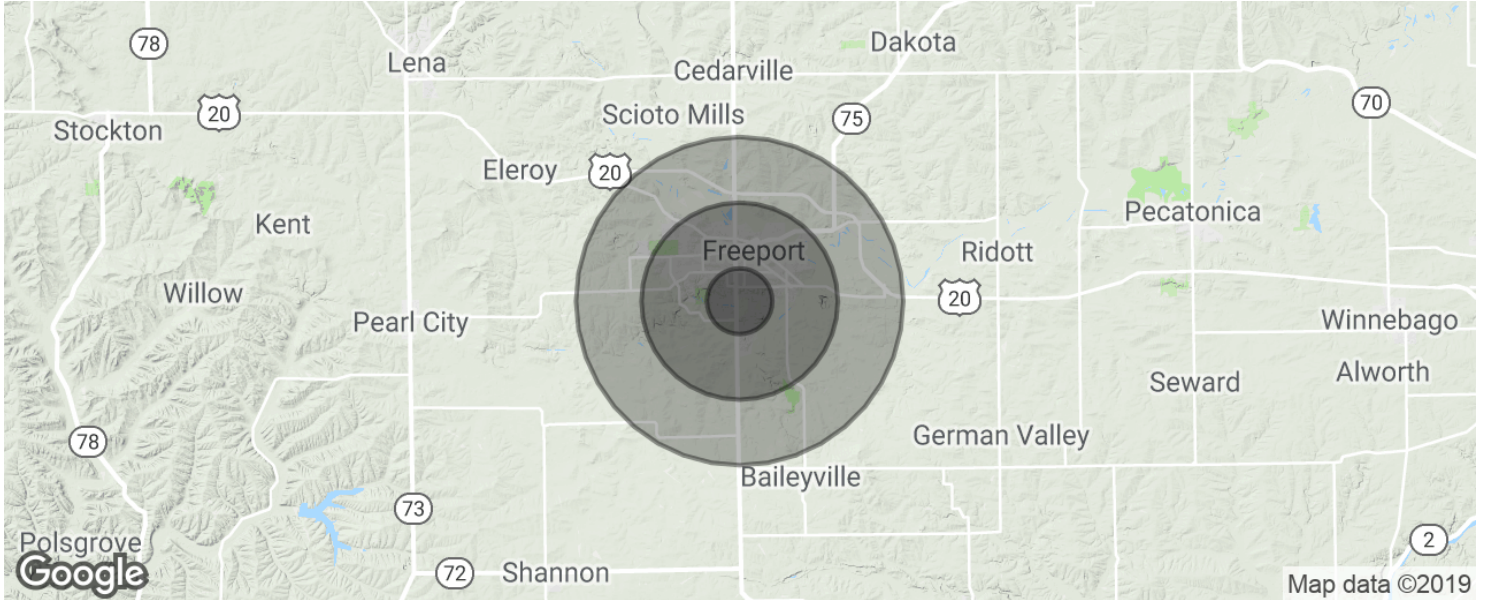
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,460	26,525	37,302
Median age	44.7	43.2	43.6
Median age (Male)	42.6	40.3	40.7
Median age (Female)	46.1	44.9	45.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,737	11,481	16,208
# of persons per HH	2.4	2.3	2.3
Average HH income	\$49,853	\$48,073	\$49,016
Average house value	\$87,428	\$101,030	\$124,744

* Demographic data derived from 2010 US Census

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