

DO NOT DISTURB TENANT



PROPERTY DESCRIPTION:

2,500± SF of Inline space available within a grocery anchored center with great visibility, stop light entrance, flexible lease terms, excellent parking, and special financing for qualified tenants!

PROPERTY HIGHLIGHTS:

- + Great Visibility
- + Stop light entrance
- + Flexible lease terms
- + Special financing for qualified tenants
- + Grocery anchor

TRAFFIC COUNTS:

- + W. Galena Ave: 15,100 vpd
- + Park Blvd: 8,900 vpd

AREA RETAILERS



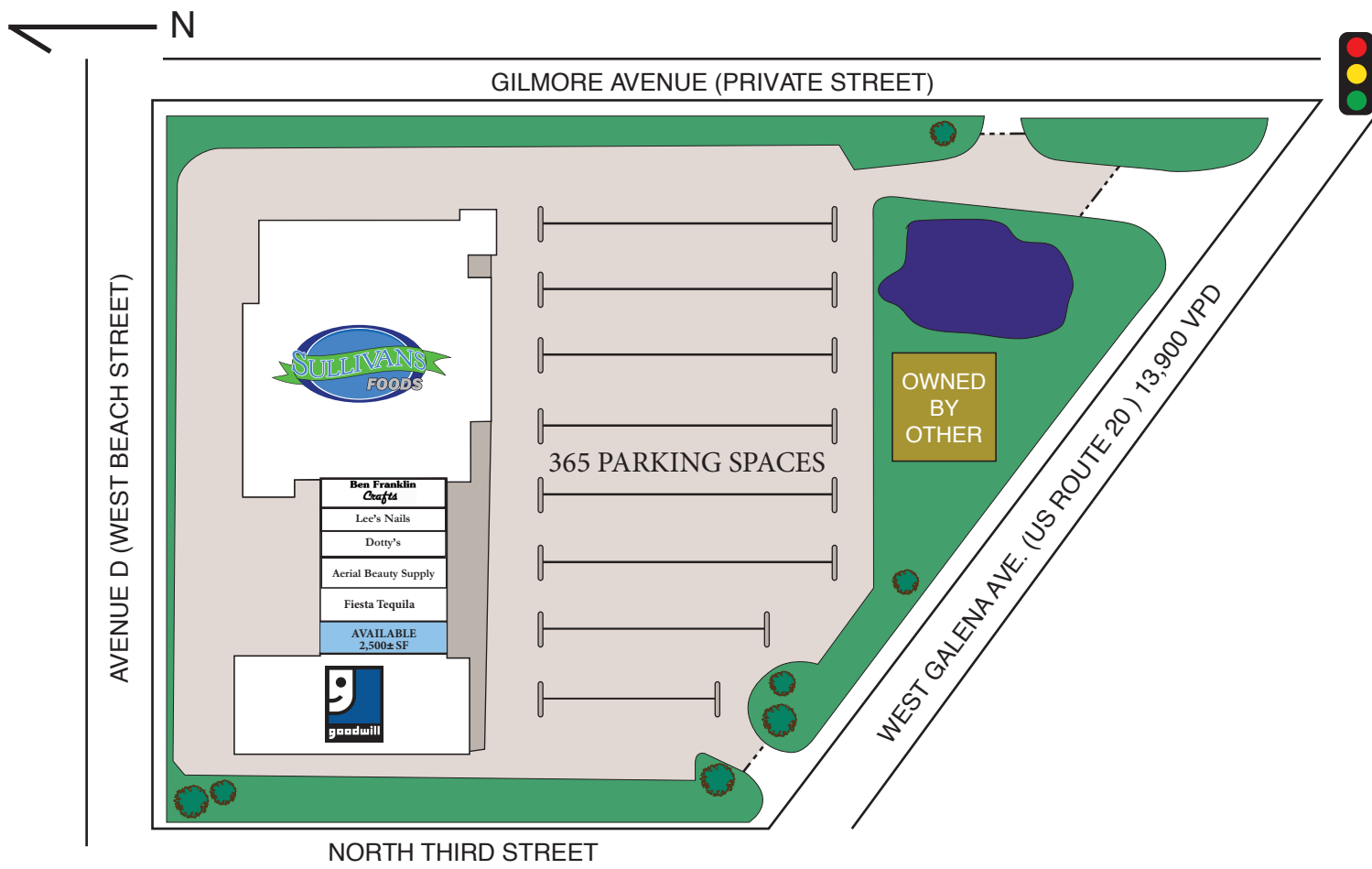
	1 Mile	3 Miles	5 Miles	10 Miles
Population	7,757	29,716	29,802	36,617
Households	3,676	11,980	13,244	16,049
Avg. HHI	51,875	48,913	50,575	53,077
Daytime Employees	6,592	30,860	33,454	38,200

2026 WEST GALENA AVENUE

Freeport, Illinois 61032

2,500± SF
Available for Lease

UNIT	TENANT	SIZE
2002	Sullivan's Foods	41,812 SF
2010	Ben Franklin Craft's	2,826 SF
TBD	Le's Nail's	2,256 SF
TBD	Dotty's	2,100 SF
2018	Aerial Beauty Supply	2,110 SF
2022	Fiesta Tequila	3,233 SF
2026	Available	2,500 SF
2030	Goodwill	14,508 SF
	TOTAL GLA	71,345 SF



BUILDING SPECIFICATIONS:

Type: Multi-tenant freestanding building

Address: 2026 West Galena,
Freeport, IL 61032

County: Stephenson

Sizes Available: 2,500± SF inline

Building Size: 71,345± SF

Ceiling: Drop ceiling (sprinklered)

Land Size: 8.14± acres

Parking: 365 including 10 HC

Built: 1984

Heat: GFA

Lease Rate: Negotiable

NNN: CAM: \$1.96
Tax 2013: \$1.57
Insurance: \$0.15
Total PSF: \$3.68

Tax ID/Parcel #: 18-13-25-351-004

Zoning: B-3 Commercial and Wholesale
Business District

VPD: West Galena Ave: 15,100 vpd
Park Blvd: 8,900 vpd

Village Contact: Community Development: Alex Mills
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