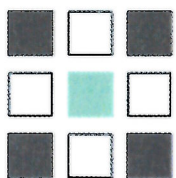


Approximately 28,000 SF Available SWC West Ave. and South St. Freeport, IL



- Approximately 28,000 SF Available
- Intersection with the highest traffic count in the market.
- CVS anchored Center
- Freeport, IL County Seat • City Pop. - 26,443. • County Pop. - 48,979 • Trade Area Population 55,000
- Heart of the Retail Traffic
- Recently renovated roof and ceiling
- Asking Rent: \$7 per square foot
- NNN's: \$2.90 per square foot



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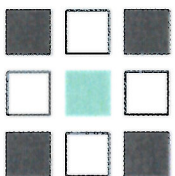
Approximately 28,000 SF Available
SWC West Ave. and South St.
Freeport, IL



View looking South



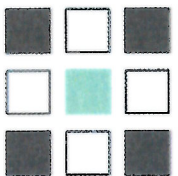
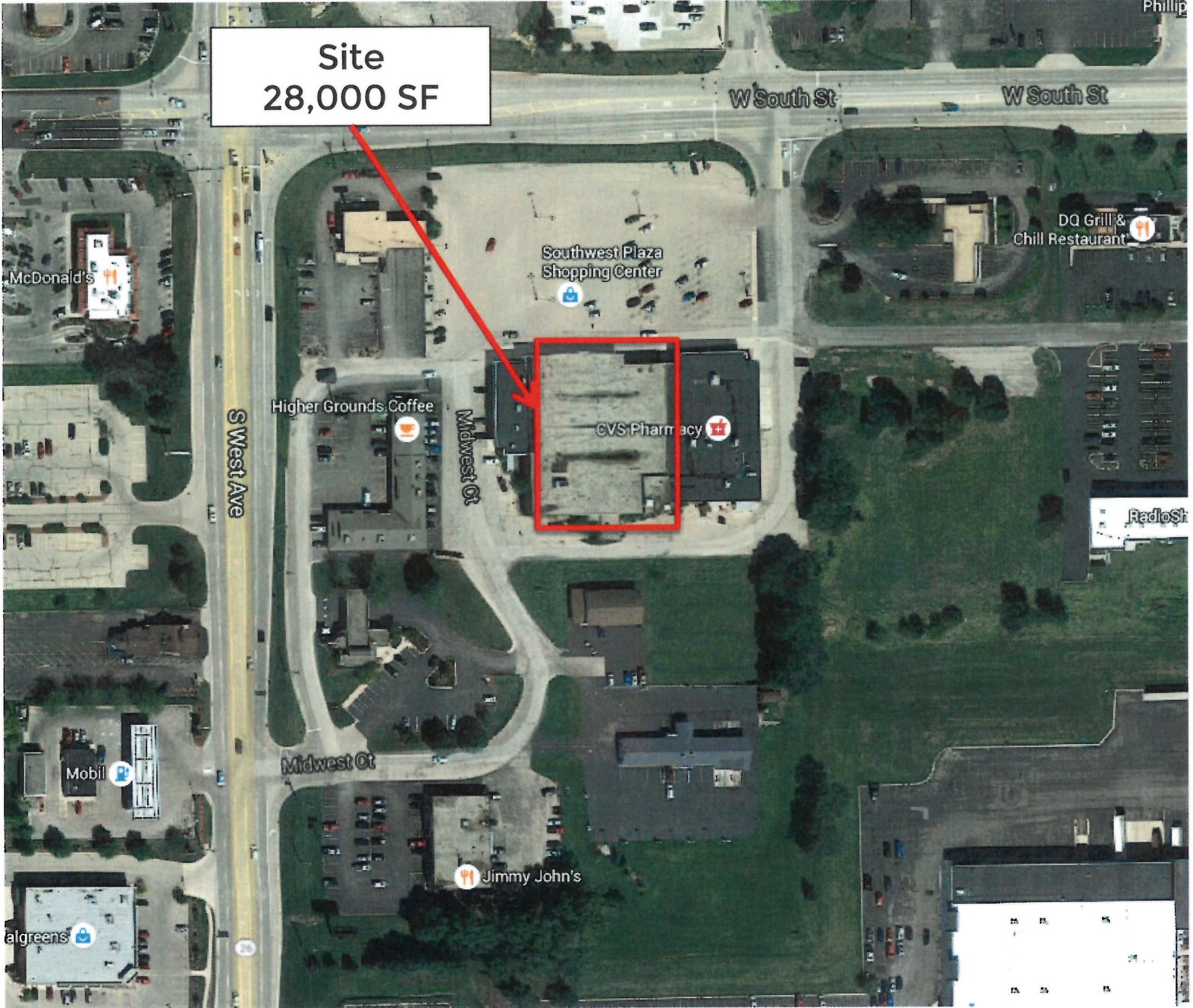
View looking East



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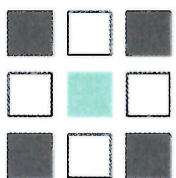
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Approximately 28,000 SF Available SWC West Ave. and South St. Freeport, IL

1701 S West Ave Freeport, IL 61032	3 mi radius	5 mi radius	10 mi radius	20 min drivetime
Population				
Total Population	26,578	29,593	36,447	48,663
Population 18 years or over	20,475 77.0%	22,910 77.4%	28,265 77.6%	37,531 77.1%
Population under 18 years	6,103 23.0%	6,684 22.6%	8,181 22.4%	11,132 22.9%
Population Density	940 <i>psm</i>	377 <i>psm</i>	116 <i>psm</i>	98 <i>psm</i>
Occupancy				
Total Housing Units	12,837	14,127	17,117	22,647
Occupied Housing Units	11,430 89.0%	12,652 89.6%	15,365 89.8%	20,276 89.5%
Vacant Housing Units	1,407 11.0%	1,475 10.4%	1,751 10.2%	2,370 10.5%
Average Household Size	2.33	2.34	2.37	2.40
Population by Race				
Population of One Race	25,593 96.3%	28,564 96.5%	35,347 97.0%	47,450 97.5%
White	20,690 80.8%	23,566 82.5%	30,251 85.6%	42,220 89.0%
Black or African American	4,149 16.2%	4,208 14.7%	4,236 12.0%	4,269 9.0%
American Indian or Alaska Native	58 0.2%	63 0.2%	74 0.2%	87 0.2%
Asian	225 0.9%	247 0.9%	274 0.8%	302 0.6%
Native Hawaiian or Pacific Islander	8 -	8 -	8 -	12 -
Some Other Race	463 1.8%	473 1.7%	504 1.4%	560 1.2%
Two or More Races	985 3.7%	1,029 3.5%	1,100 3.0%	1,213 2.5%
Hispanic Population				
Hispanic or Latino	1,066 4.0%	1,114 3.8%	1,225 3.4%	1,414 2.9%
Population 18 years and over	603 56.6%	629 56.5%	690 56.4%	798 56.4%
Population under 18 years	462 43.4%	485 43.5%	534 43.6%	616 43.6%
Not Hispanic or Latino	25,512 96.0%	28,479 96.2%	35,222 96.6%	47,249 97.1%
Population 18 years and over	19,871 77.9%	22,280 78.2%	27,575 78.3%	36,733 77.7%
Population under 18 years	5,641 22.1%	6,199 21.8%	7,647 21.7%	10,516 22.3%
Hispanic Population by Race				
Population of One Race	956 3.6%	997 3.4%	1,090 3.0%	1,260 2.6%
White	467 48.8%	499 50.0%	559 51.3%	675 53.6%
Black or African American	47 4.9%	48 4.8%	49 4.5%	49 3.9%
American Indian or Alaska Native	11 1.1%	12 1.2%	13 1.2%	14 1.1%
Asian	2 0.2%	2 0.2%	2 0.2%	2 0.2%
Native Hawaiian or Pacific Islander	- -	- -	- -	1 -
Some Other Race	430 44.9%	437 43.9%	467 42.8%	518 41.1%
Two or More Races	110 0.4%	117 0.4%	134 0.4%	154 0.3%
Not Hispanic Population by Race				
Population of One Race	24,637 92.7%	27,567 93.2%	34,257 94.0%	46,191 94.9%
White	20,223 82.1%	23,067 83.7%	29,692 86.7%	41,544 89.9%
Black or African American	4,102 16.7%	4,160 15.1%	4,187 12.2%	4,220 9.1%
American Indian or Alaska Native	47 0.2%	51 0.2%	61 0.2%	73 0.2%
Asian	223 0.9%	245 0.9%	272 0.8%	300 0.6%
Native Hawaiian or Pacific Islander	8 -	8 -	8 -	12 -
Some Other Race	34 0.1%	35 0.1%	37 0.1%	42 0.1%
Two or More Races	875 3.3%	912 3.1%	965 2.6%	1,059 2.2%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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