



## Property Overview

Located on North Dirksen Parkway at the main entrance of a super Walmart.

Neighboring tenants include Lowes, Walmart and Menards.

Building expanded from 16,000 sf to 20,000 sf due to high demand.

High visibility with traffic counts at approx. 24,800 cars per day.

## Demographic Data

	1 Mile	3 Miles	5 Miles
Total Households	4,142	26,158	59,524
Total Population	9,118	63,841	158,877
Average Household Income	\$125,580	\$119,345	\$121,467

## Highlights

- » Building Size: 20,000 sf
- » Land Size: 2.2 acres
- » Year Built: 2013



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