

SUBJECT
PROPERTY

DIXON PLAZA

1391 N GALENA AVE.
DIXON, IL 61021

Nicholas Manganais
Vice President
O: 312.756.7332
nick.manganais@svn.com



PROPERTY INFORMATION

- Property Summary
- Property Description
- Complete Highlights
- Rent Roll
- Available Spaces
- Additional Photos
- Additional Layout
- Additional Photos

LOCATION INFORMATION

- Location Aerial
- Regional Map
- Location Maps

DEMOGRAPHICS

- Demographics Report
- Demographics Map

1

SUBJECT
PROPERTY

2

3

N GALENA AVE

SUBJECT
PROPERTY



ANYTIME
FITNESS

AutoZone

Midland

Culver's

TACO
BELL

County Market

1 PROPERTY INFORMATION

1391 N Galena Ave.
Dixon, IL 61021

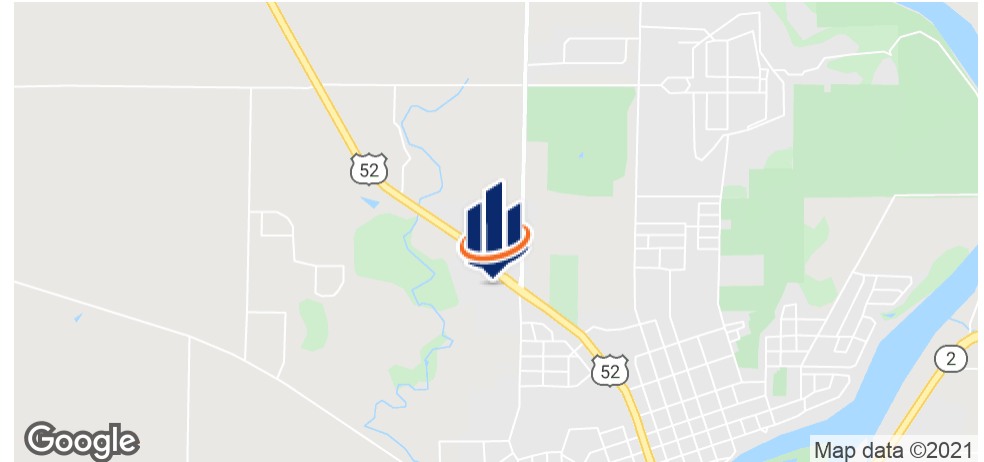
LOWELL PARK RD

Walgreens

DQ

O'Reilly

Property Summary



OFFERING SUMMARY

Available SF:	1,019 - 10,125 SF
Lease Rate:	\$5.00 - 12.00 SF/yr (Gross)
Lot Size:	12.76 Acres
Year Built:	1963
Building Size:	124,749 SF
Renovated:	2019
Zoning:	B-2 General Business

PROPERTY OVERVIEW

The Dixon Plaza is a 125,000 SF Community Center that has been serving Dixon Residents for many years. The Center is anchored by CGH Medical Center of 39,000 SF and has a new outlot tenanted by Culvers. The vacant spaces presently can be used by a wide range of tenants either for medical uses, retail, office or mini box users. The Center has both national and regional tenants plus local.

PROPERTY HIGHLIGHTS

- One of the Main Community Retail Centers in Dixon
- CGH Medical Center one of the main anchors which draws people.
- Free standing new Culvers in a front outlot.
- Other Tenants include Auto Zone, Any time Fitness, Hallmark , and new 4800 SF tenant Rock U School of music.

Property Description



PROPERTY OVERVIEW

The Dixon Plaza is a 125,000 SF Community Center that has been serving Dixon Residents for many years. The Center is anchored by CGH Medical Center of 39,000 SF and has a new outlot tenanted by Culvers. The vacant spaces presently can be used by a wide range of tenants either for medical uses, retail, office or mini box users. The Center has both national and regional tenants plus local.

LOCATION OVERVIEW

The Subject 125,000 SF Community Center is located on Route 52 [Galena Blvd.] north of the downtown area of the City of Dixon, Illinois. Route 52 is the main artery starting off I-88 [Exit 26] and leading to the downtown area of the City and out to this Community Center.

Complete Highlights

LEASE HIGHLIGHTS

- One of the Main Community Retail Centers in Dixon
- CGH Medical Center one of the main anchors which draws people.
- Free standing new Culvers in a front outlot.
- Other Tenants Auto Zone, Any time Fitness, Hallmark, and new 4800 SF tenant Rock U School of music.



Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	% OF GLA
Double K Shoes	1	2,000	Current	1.6
H&R Block	2	2,000	Current	1.6
N.I. Home medical supply	3	3,200	Current	2.57
Advanced America	4	1,400	Current	1.12
Star Nail	5	1,325	Current	1.06
Strar Nails	6	1,200	Current	0.96
Vacant	7	2,400	Current	1.92
CGH Therapy	8	4,183	Current	3.35
CGH Medical Center	9	38,403	Current	30.78
Anytime Fitness	10	6,295	Current	5.05
ILL. Emergency Mgmt	11	1,600	Current	1.28
Denim Hair	12	1,265	Current	1.01
Pams Hallmark Store	13	8,000	Current	6.41
My Play Village	14	3,600	Current	2.89
Everyones Dental	15	2,400	Current	1.92
Vacant	16	5,200	Current	4.17
Vacant	17	10,125	Current	8.12
Auto Zone	18	13,020	Current	10.44
Rock U Music School	19	4,797	Current	3.85
Vacant	20	8,655	Current	6.94
rock U expnsuon Vacant	19a	1,100	Current	0.88

Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	% OF GLA
Totals/Averages		122,168		

Available Spaces

LEASE RATE: \$5.00 - 12.00 SF/YR

LEASE TYPE: Gross

TOTAL SPACE: 1,019 - 10,125 SF

LEASE TERM: 60 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
1379 Galena Ave.	Community Center	\$5.00 SF/yr	Gross	10,125 SF	60 months	This vacant space is a end unit in the corner of the property but with good visibility
1311 Galena Ave.	Community Center	\$12.00 SF/yr	Gross	2,400 SF	60 months	This is a end unit that formerly housed multi branches of the US military for recutment.

Available Spaces

LEASE RATE: \$5.00 - 12.00 SF/YR

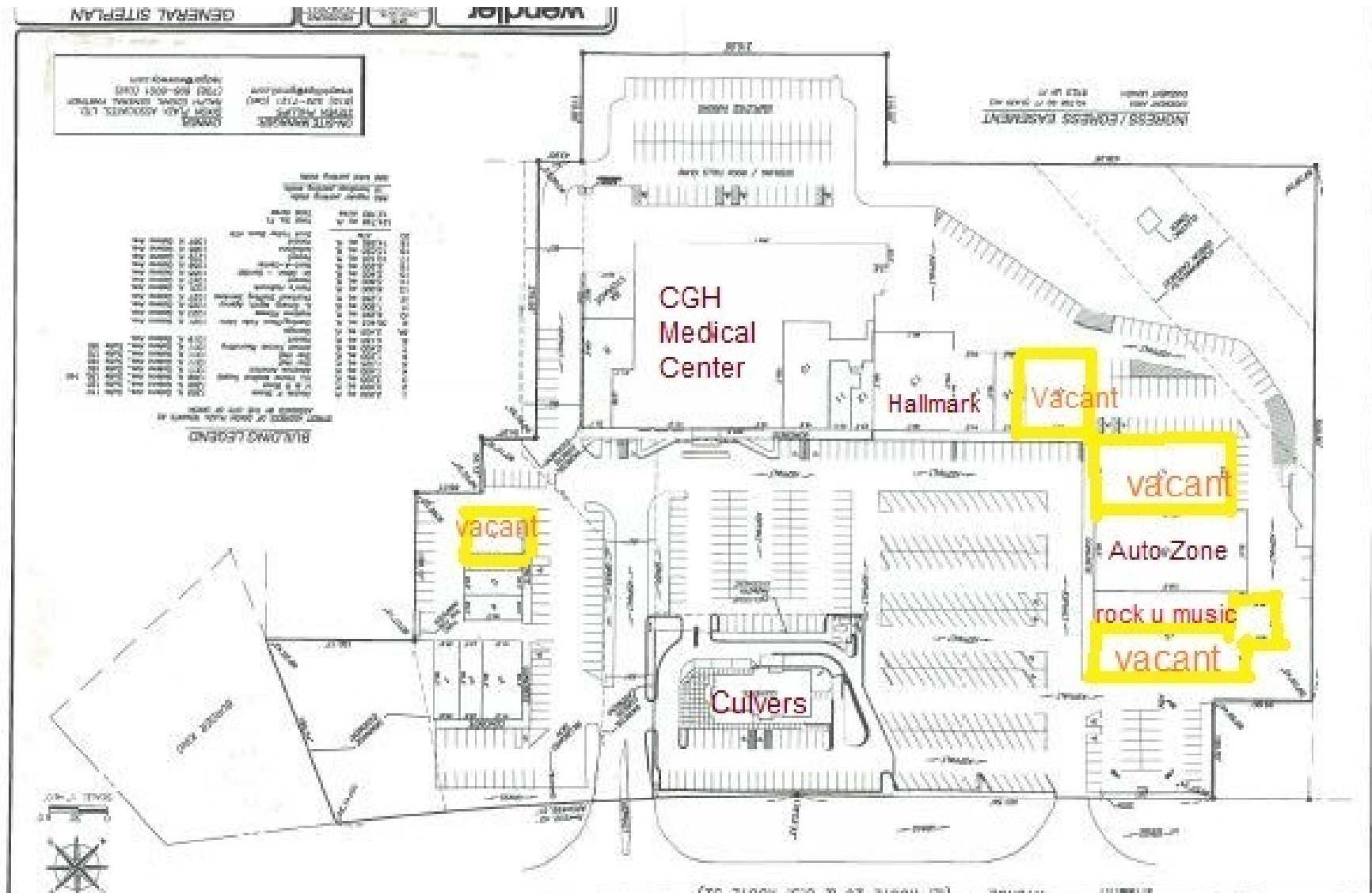
LEASE TYPE: Gross

TOTAL SPACE: 1,019 - 10,125 SF

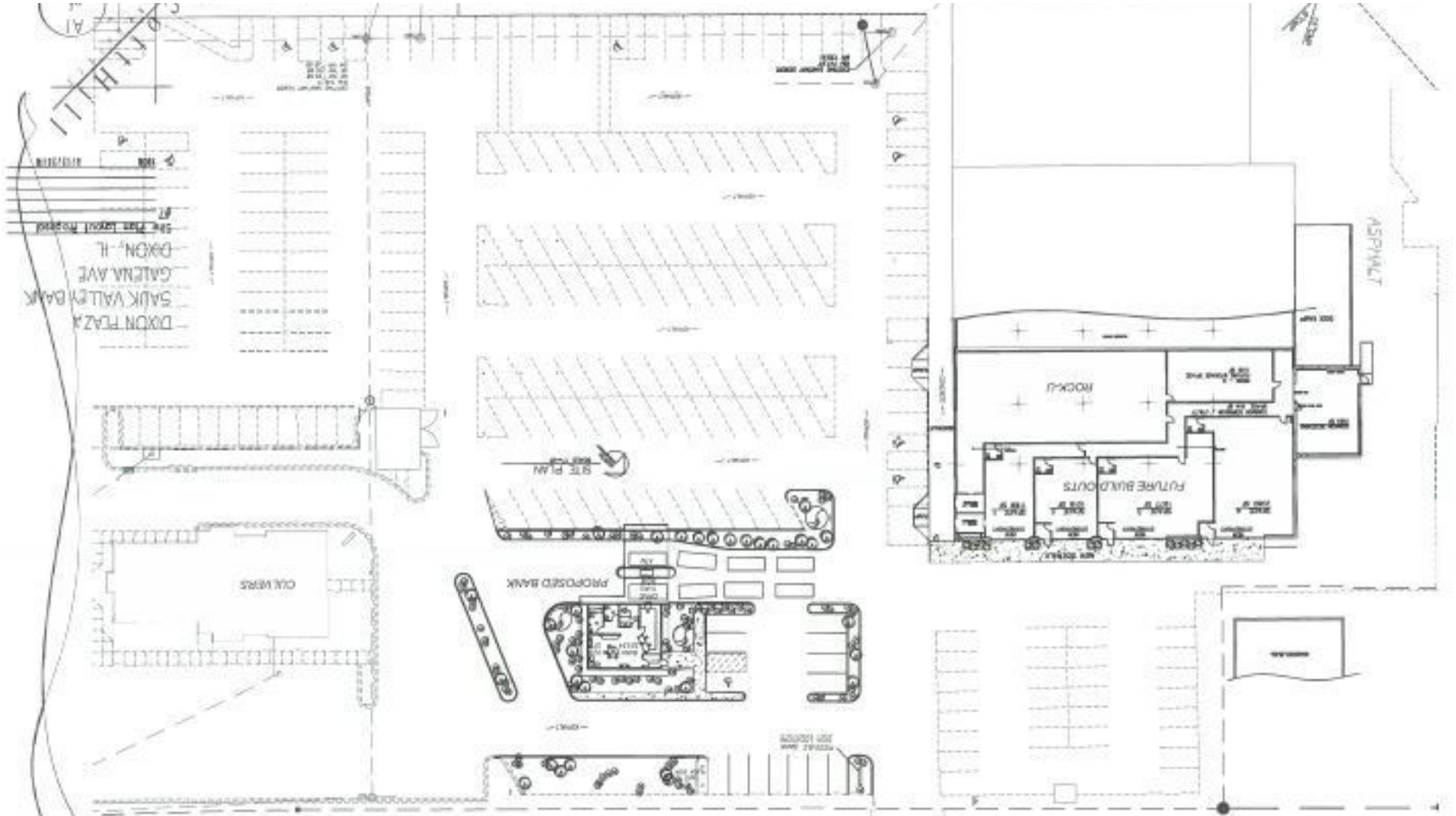
LEASE TERM: 60 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
1387 Galena Ave.	Community Center	\$8.00 SF/yr	Gross	8,655 SF	60 months	This space if the end cap closes to Galena Ave. It can be leased at 8655 SF or Owner will subdivide the space into 4 units (1188 SF, 1019 SF, 1977 SF and 2080 SF or any combination needed by the Tenant. Potential for great store visibility. The rents for the smaller spaces will be in the \$10-\$12 range as these spaces will be brand new buildouts.

Site Plan



Unit 20- 4 Tenant Layout , Plus Potential New Outlot



Caption 1

Additional Photos





2 LOCATION
INFORMATION

1391 N Galena Ave.
Dixon, IL 61021

Location Aerial



DIXON PLAZA | 1391 N GALENA AVE. DIXON, IL 61021

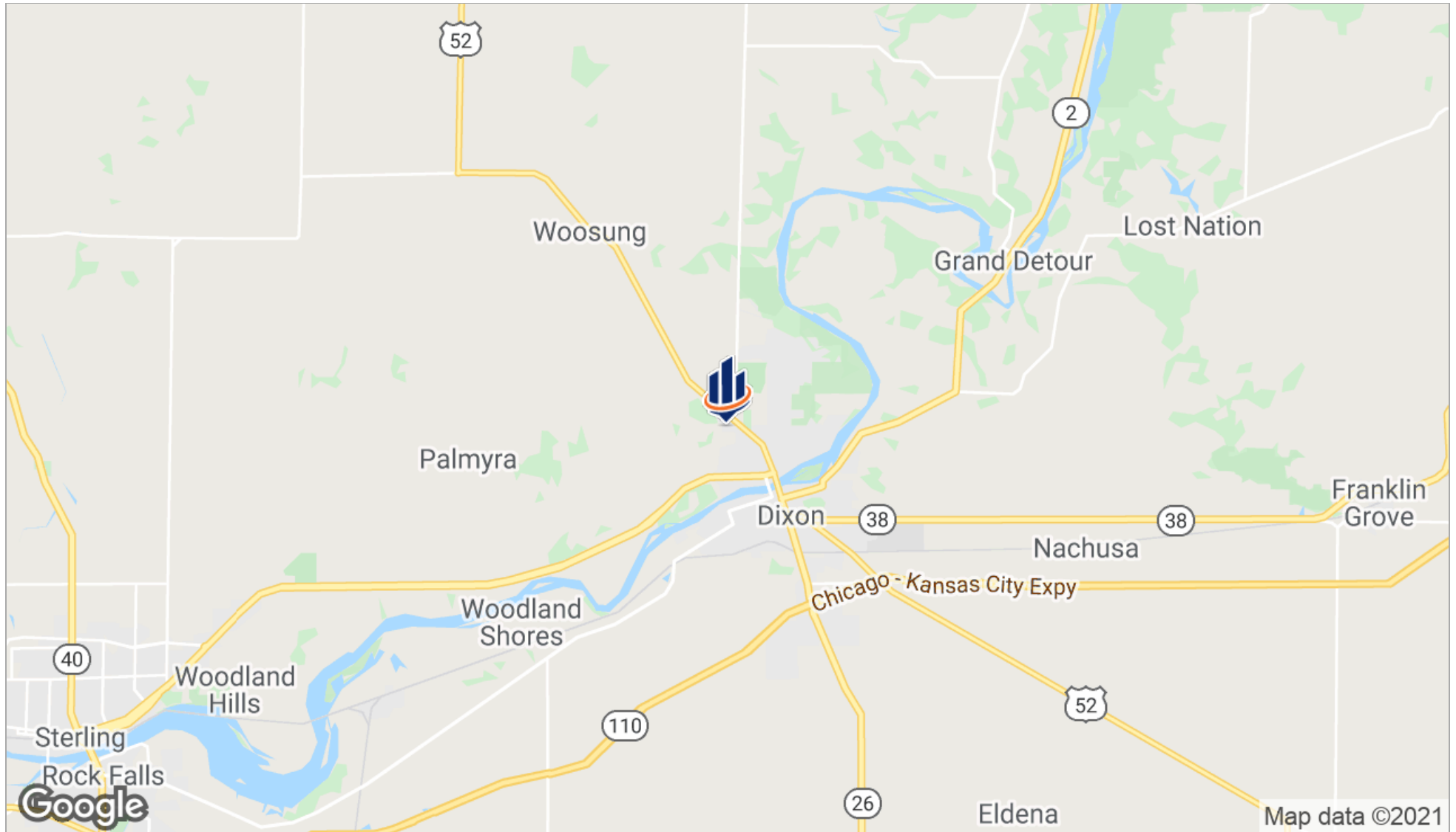
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Regional Map



DIXON PLAZA | 1391 N GALENA AVE. DIXON, IL 61021

Location Maps



DEMOGRAPHICS

1391 N Galena Ave.
Dixon, IL 61021



Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	1,362	23,809	34,571
Median age	41.2	39.6	40.7
Median age (male)	39.6	38.1	39.5
Median age (female)	42.9	41.7	42.4
Total households	517	9,554	13,733
Total persons per HH	2.6	2.5	2.5
Average HH income	\$61,598	\$56,543	\$61,331
Average house value	\$160,060	\$111,813	\$133,647

** Demographic data derived from 2010 US Census*



940 West Adams Street, Suite 200
Chicago, IL 60607
312.756.7332
svnchicago.com