

FOR SALE

513 N Henderson St
Galesburg, IL

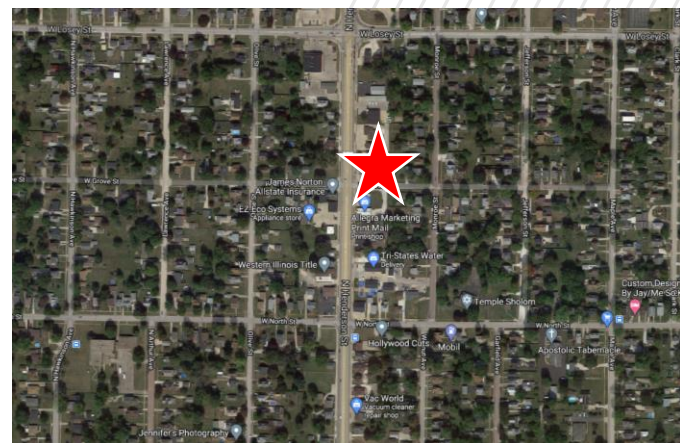


PROPERTY HIGHLIGHTS

The vacant lot sits between Interstate 74 and US-34 and is only minutes from the downtown Galesburg business district. The lot is located just north of the intersection of Henderson and Grove St. and offers great visibility.

BUILDING SF	N/A
LAND SF	25,100
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	15,900 VPD

SIGNAGE TYPE	N/A
1-MILE (POP.)	2,647
3-MILE (POP.)	11,489
MED. INCOME	\$37,881
SPACE USE	Retail/QSR



JEFF SCHEIDEGGER
Account Contact
+1 314-384-8662
Jeff.scheidegger@cushwake.com

CARRIE TINUCCI-TROLL
Broker/Advisor
+1 309 590 7900 x383
carrie.troll@svn.com

MARK FETZER
Managing Broker
+1 309 590 7900
mark.fetzer@svn.com

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SURROUNDING AREA

The city of Galesburg, located 45 miles northwest of Peoria, is home to Knox College, a private 4-year liberal arts college. The immediate area of Galesburg offers a good mix of national chain retailers and restaurants and local 'mom and pop' businesses.



LEGAL INFORMATION

TAX PARCEL ID	9910301023
2021 RE TAXES	\$12,208
ZONING	B-1



RESTRICTIONS

Property will be restricted against uses competitive with petroleum and/or convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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