



For Sale

5900 N. 2nd Street
Loves Park, Illinois

Fully Occupied 64,000 sf Retail Center

For information contact:

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Price \$8,700,000 **Center Size** 64,000+/-sf **Lot Size** 5.5+/- acres

- Fully occupied, six tenant, neighborhood center
- National tenants:
 - Walgreens with drive through -- 12,950 sf
 - Aldi -- 15,080 sf
 - Harbor Freight Tools-- 13,056sf
- Great cash flow with 8+/- CAP
- Intersection with 44,000 vpd (IDOT)
- Located at signalized corner
- Easy ingress/egress off of both 2nd Street and East Riverside Boulevard
- Excellent tenant visibility and exposure with large pylon and building signage
- 288 car lighted parking lot

Brokers

Auctioneers

Advisors



Demographics

1 Mile	Population: 9,418	Avg. Income: \$53,305
3 Miles	Population: 80,625	Avg. Income: \$65,640
5 Miles	Population: 176,060	Avg. Income: \$62,911

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