

## FREEPORT, ILLINOIS

ILLINOIS RT. 26 BETWEEN LAMM RD. AND FAIRGROUND RD.

- ADJACENT TO A NEW **MENARDS** MEGA STORE AND WALMART SUPERCENTER
  - EXCELLENT ACCESS TO MAJOR ROADWAYS
  - UTILITIES AVAILABLE
  - BROKER PARTICIPATION INVITED
- LOTS MAY BE SUBDIVIDED TO SUIT YOUR NEEDS

LOT 1 – WAL-MART SUPERCENTER

LOT 2 – **MENARDS** MEGA STORE

LOT 3 – 50,816 Sq. Ft. priced at \$10.00 Per Sq. Ft.

LOT 4 – 52,479 Sq. Ft. priced at \$10.00 Per Sq. Ft.

LOT 5 – 53,819 Sq. Ft. priced at \$13.00 Per Sq. Ft.

LOT 6 – 88,602 Sq. Ft. priced at \$13.00 Per Sq. Ft.

LOT 7 – 68,208 Sq. Ft. priced at \$15.00 Per Sq. Ft.

LOT 8 – 232,906 Sq. Ft. priced at \$7.00 Per Sq. Ft.

<u>POPULATION</u>	<u>5MI.</u>	<u>10MI.</u>	<u>15MI.</u>
2000 CENSUS	29,627	38,854	54,878
2006 ESTIMATE	28,751	38,081	54,749
2011 PROJECTION	28,100	37,549	54,763
<u>HOUSEHOLD INCOME</u>	<u>5MI.</u>	<u>10MI.</u>	<u>15MI.</u>
2006 EST. AVERAGE	\$50,175	\$53,119	\$54,668
2006 EST. MEDIAN	\$40,364	\$43,270	\$45,280
2006 EST. PER CAPITA	\$21,573	\$22,293	\$22,451

### **FOR FURTHER INFORMATION CONTACT:**

JAMIE RADABAUGH  
SALES & LEASING DIRECTOR  
Office: (715) 876-2224  
Fax: (715) 876-5960  
E-Mail: jamie@menard-inc.com

NICOLE FLOURNOY  
SALES & LEASING COORDINATOR  
Office: (715) 876-2309  
Fax: (715) 876-5960  
E-Mail: nflourno@menard-inc.com

The information contained herein has been obtained from sources we deem reliable, but is not guaranteed in anyway. All prospective buyers or agents must conduct their own due diligence. The information is presented subject to prior sale modification or withdrawal from the market.

