



| Building Type: | Commercial, Retail | |
|---------------------|--------------------|--|
| Available SF: | 4,608 | |
| Total SF: | 15,920 | |
| Number of Stories: | 1 | |
| Expandable: | Yes | |
| Zoning: | Commercial | |
| Site Size: | 1.77 Acres | |
| Year Built: | 2005 | |
| Former Use: | Commercial/ Retail | |
| Can Subdivide: | Unknown | |
| Within City Limits: | Yes | |
| Construction Type: | Metal or Steel | |
| Floor Type: | Concrete | |
| Lease Rate: | \$2 | |
| Lease Terms: | Negotiable | |
| Last Updated: | Jun 13, 2025 | |

Property and Area Description

1st Floor Size 4,608 SF Term Negotiable Rental Rate Upon Request Rent Type TBD Space Use Retail Condition Partial Build-Out Availability Now

Population

| Î | 9,447 10 Mile Radius | 52,210 20 Mile Radius | 120,591 30 Mile Radius |
|----------|--------------------------------|---------------------------------|----------------------------------|
| Househol | ds | | Source: ESRI [®] , 2024 |
| | 4 2 2 2 | 22.002 | |



Source: ESRI[®], 2024

Transportation

Nearest Highway: US Route 20 (0.01 mi.) Nearest Interstate: Interstate 88 (46 mi.) Nearest Airport: D (54 mi.) Nearest Commercial Airport: Rock (54 mi.) Rail Served: No Rail Served By: None Rail Accessible: No Rail Infrastructure in Place: No

Utilities

Electric: Com Ed Natural Gas: Nicor Gas Water: Village of Stockton Sewer: Village of Stockton

Economic Development Contact

David Schmit

NW IL Economic Development 1 Commercial Drive, Suite 2 Hanover, IL 61041 (815) 297-7361 | dschmit@nwiled.org

Realtor/Owner Contact

Michael Galiga Associated Wholesale Grocers 913-288-1000

> Rick Dickinson | President and CEO | Greater Dubuque Development Corporation 900 Jackson Street | Dubuque, IA 52001 | (563) 557-9049 | gddc@greaterdubuque.org