



Building Type:	Retail, Commercial	
Available SF:	28,000	
Total SF:	28,000	
Number of Stories:	1	
Expandable:	Unknown	
Zoning:	Commercial, Retail	
Year Built:	unknwon	
Former Use:	Former grocery store with walk in coolers and freezers. Loading docks	
Specialty Features:	None	
Can Subdivide:	Unknown	
Last Updated:	Feb 12, 2025	

#### **Economic Development Contact**

Andrea Shultz Winter Greater Freeport Partnership 110 W Main Street Freeport, Illinois 61032 (815) 233-1354 | awinter@greaterfreeport.com

## **Property and Area Description**

Southwest Plaza Shopping Center - CVS is the main anchor store. 28,000 sq. ft. former grocery store available on Freeport's south side of town. High traffic area (12.300 cars per day) at the intersection of IL. Rte 26 and W. South St. Surrounding properties include Aldi's, US Bank, Starbuck's, Dairy Queen, Marshall's, McDonald's. Wendy's, Harbor Freight, gas stations, restaurants and more. Lease rates and terms are negotiable.

#### Population

Î	<b>32,487</b>	<b>69,009</b>	<b>258,790</b>
	10 Mile Radius	20 Mile Radius	30 Mile Radius
Househo	lds		Source: ESRI <sup>®</sup> , 2024
	<b>14,559</b>	<b>30,058</b>	<b>109,728</b>
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI<sup>®</sup>, 2024

# Transportation

Nearest Highway: Route 20 (5 miles mi.) Nearest Interstate: I-90 (48 miles mi.) Nearest Airport: Albertus Airport (3 miles mi.) Nearest Commercial Airport: Chicago Rockford Internatl (32 miles mi.) Rail Served: No Rail Served By: Unknown Rail Accessible: No Rail Infrastructure in Place: Unknown

### Utilities

Electric: ComEd Natural Gas: Nicor Gas Water: Freeport Water & Sewer Sewer: Freeport Water & Sewer Telecommunications: Comcast/Frontier/Aero Group

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