

# COMMERCIAL RETAIL BUILDINGS

1055 & 1075 HENDERSON ST - GALESBURG

Joseph & Camper  
COMMERCIAL



## FOR SALE:

3,280 SF & 4,000 SF BUILDINGS  
\$520,000

### PROPERTY FEATURES

- Two commercial retail buildings for sale on Henderson Street in Galesburg, IL
- Properties offer a total of 0.90 acres together.
- 1055 Henderson is a 4,000 SF building currently leased to a childrens consignment shop.
- 1075 Henderson is a 3,280 SF former restaurant with equipment remaining.
- Further details on each building on pg 2 & 3.
- Properties can be utilized as they are but also offers potential for a full redevelopment of the entire site.
- Adjacent businesses include a nail salon, McDonalds, Steak n Shake, KFC and several other national and local retail businesses.





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1055 & 1075 HENDERSON ST - GALESBURG

## 1075 Henderson St. Building



### PROPERTY FEATURES

- 1075 Henderson is a former restaurant/bar with existing equipment remaining.
- Ansul hoods, wash sinks, walk-in cooler/freezer and all plumbing still in place. Full equipment list available upon request.





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## 1055 Henderson St. Building

### PROPERTY FEATURES

- 1055 Henderson is currently occupied by a childrens consignment store.
- Tenant is on a short term lease and could remain if a buyer desired or the building could be available for owner/user.
- Set up with mostly open retail space with some storage in the rear.





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## 1055 & 1075 HENDERSON ST - GALESBURG



### PROPERTY DETAILS

BUILDING SIZES	1055: 4,000 SF 1075: 3,280 SF
ZONING	B1
PARKING	SHARED PARKING LOT WITH 40+ SPACES
LOT SIZES	1055: 0.5 AC 1075: 0.618 AC 1.18 AC (COMBINED)
REAL ESTATE TAXES (2022)	1055: \$5,305.40 1075: \$10,214.64
SALE PRICE	\$520,000



### PROPERTY DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	5,386	27,677	43,631
HOUSEHOLDS	2,154	11,143	17,647
INCOME	\$49,186	\$44,364	\$45,228

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