

497 E. ILLINOIS ROUTE

497 E. ILLINOIS ROUTE, ROCHELLE, IL 61068



PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 497 E ILLINOIS ROUTE 38 in Rochelle, IL. This well-managed retail or office space has strong visibility on the NE corner of N 7th St & May Mart Dr with up to 5400 SF available for lease. The building is in a well-established area with superb on-site parking, over 40 spaces. The 6,480 SF building is located near the epicenter of the Rochelle business district and is ready for its next generation of retail. This property is a well-known retail staple of the Rochelle community for years and offers landmark recognition & engaging signage. Give our team of Ogle County leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business on the NE corner of N 7th St & May Mart Dr.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	2,934 SF
Building Size:	6,480 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	707	3,790	5,598
Total Population	1,951	8,821	12,900
Average HH Income	\$71,180	\$65,131	\$65,279

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

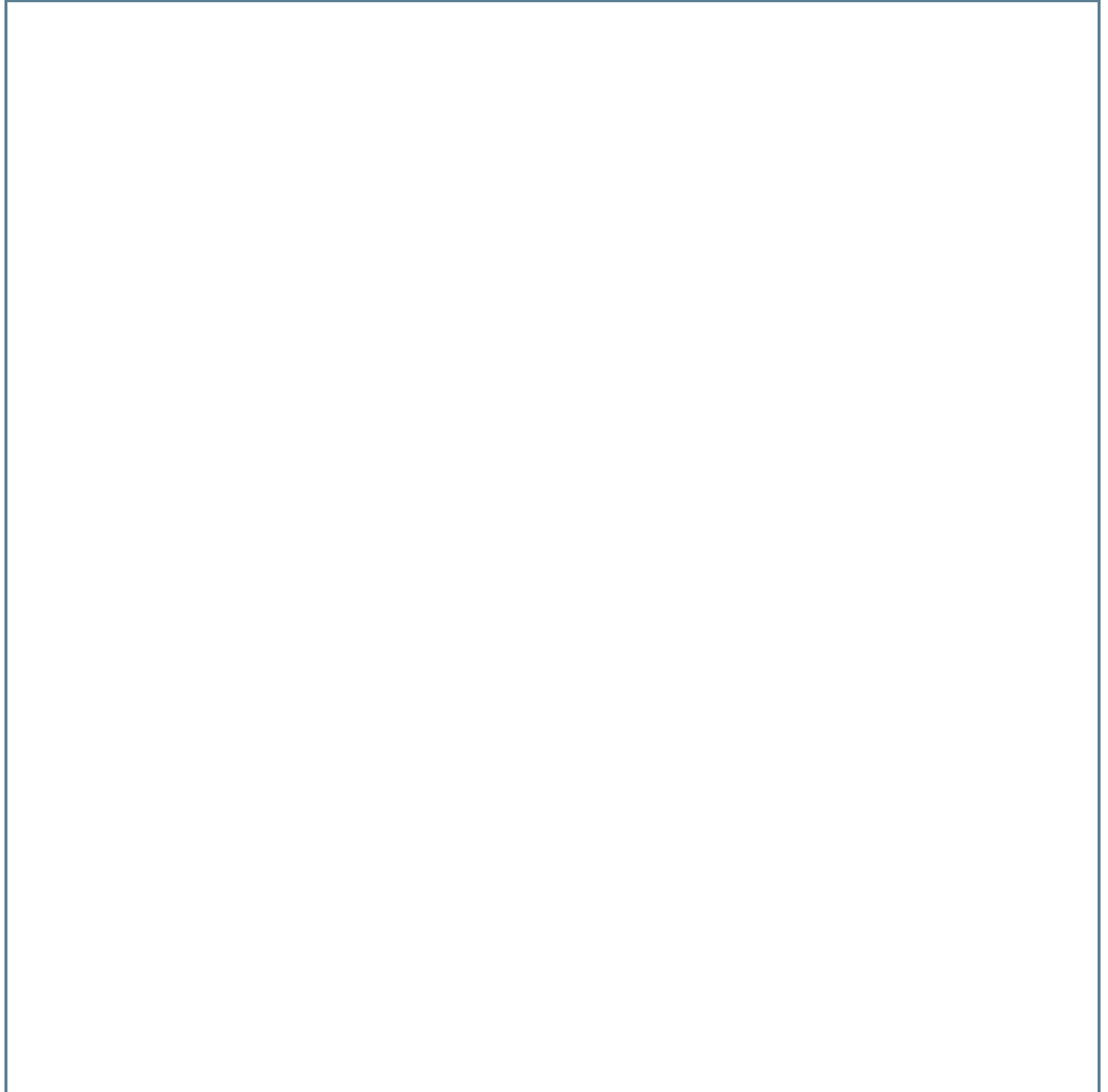


209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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ADDITIONAL PHOTOS



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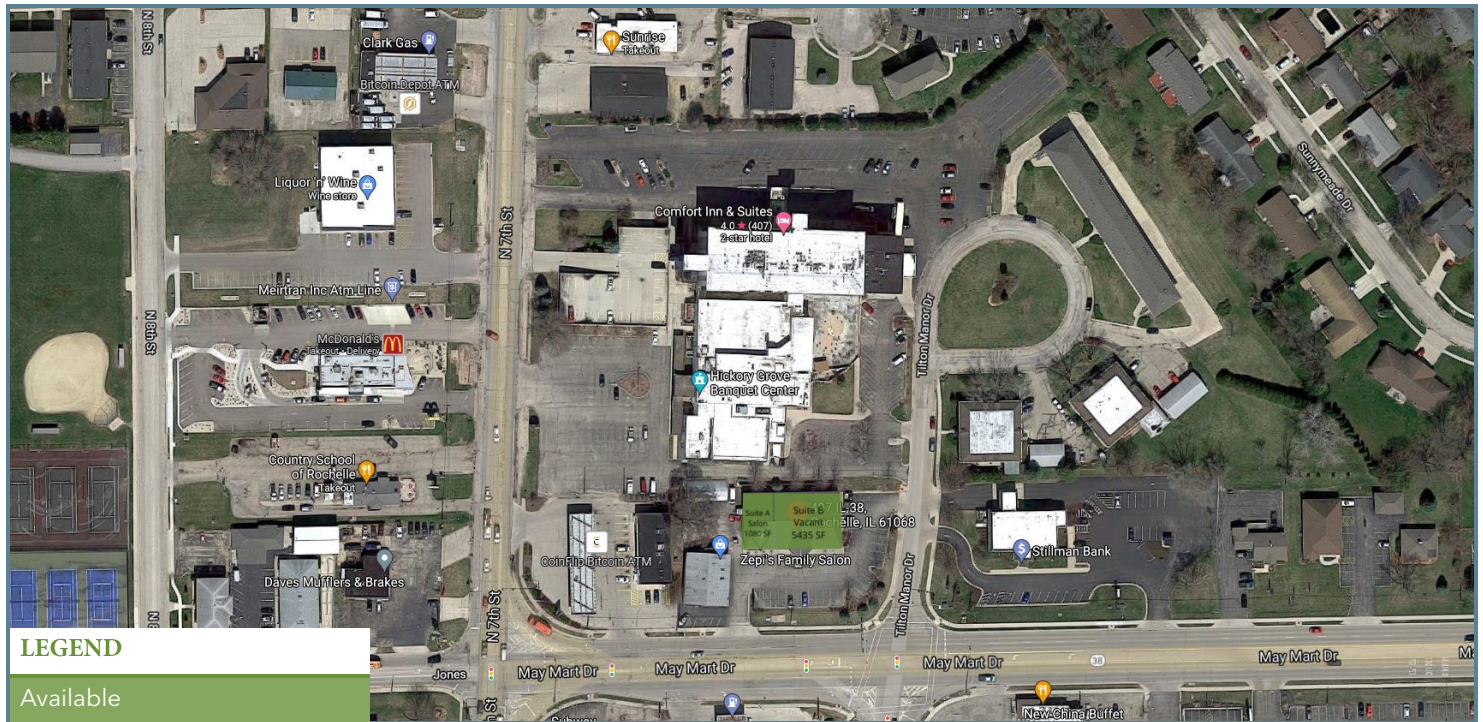
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,934 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
497 E. Illinois Route	Available	2,934 SF	NNN	Negotiable	-
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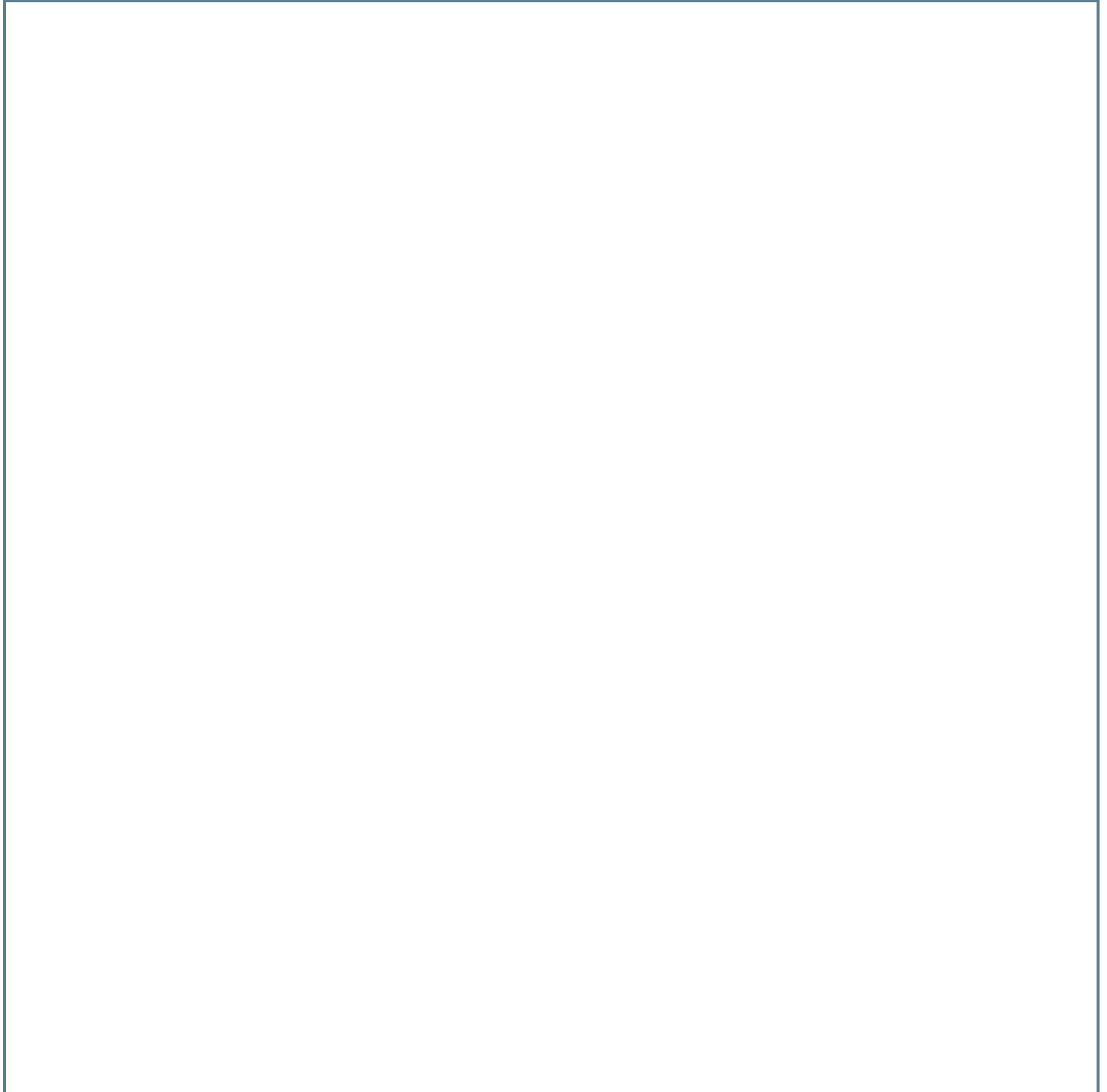
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RETAILER MAP



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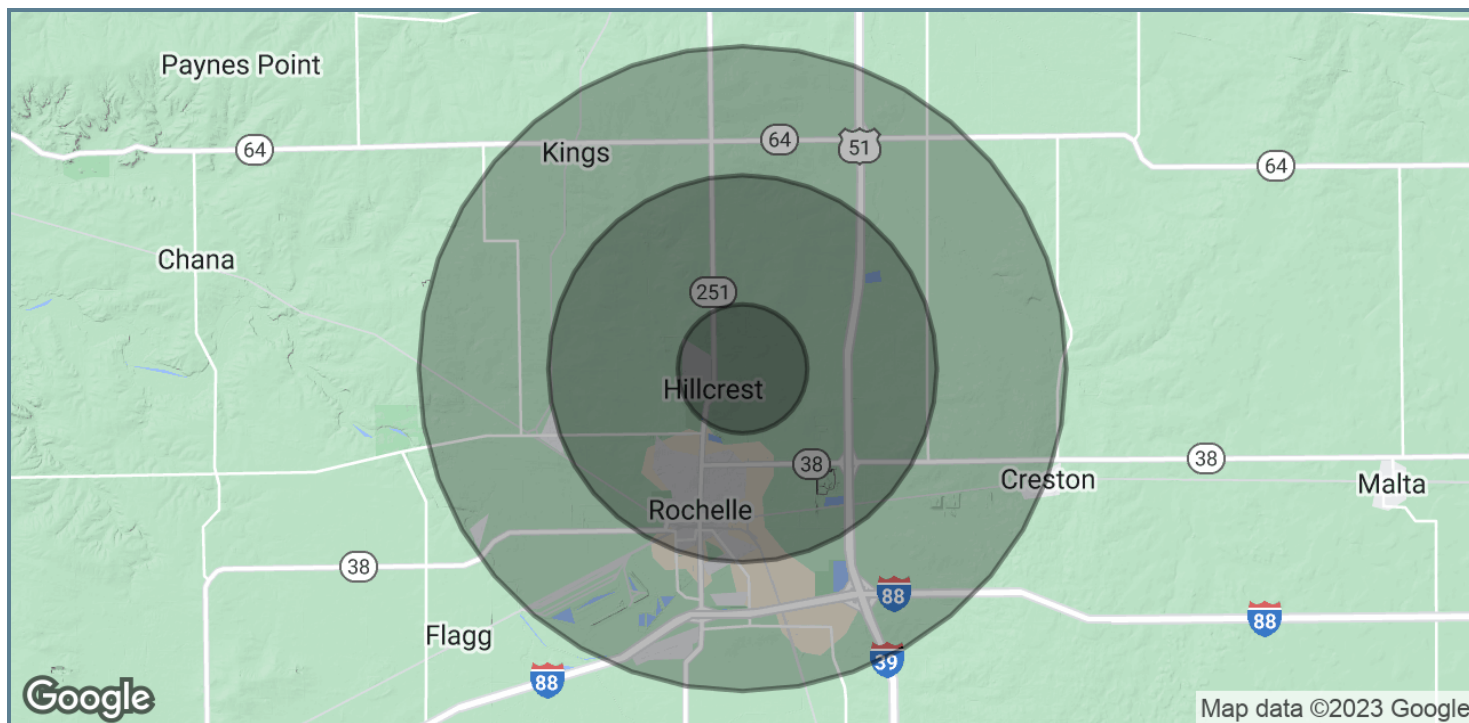
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,951	8,821	12,900
Average Age	38.1	38.2	39.0
Average Age (Male)	36.9	34.2	35.7
Average Age (Female)	42.4	44.1	43.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	707	3,790	5,598
# of Persons per HH	2.8	2.3	2.3
Average HH Income	\$71,180	\$65,131	\$65,279
Average House Value	\$122,403	\$127,450	\$128,309

* Demographic data derived from 2020 ACS - US Census

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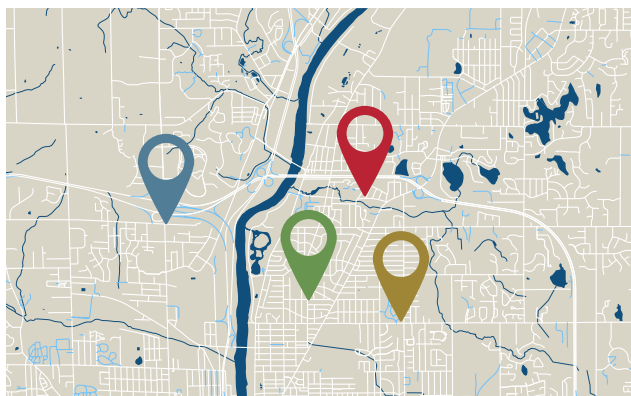


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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

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