

23 N. FARNHAM

23 N. FARNHAM , GALESBURG, IL 61401

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 23 N FARNHAM (9007) in Galesburg, IL. This well-managed retail or office space has very good visibility on the NE corner of N Farnham St & E Main St with up to 1500 SF available for lease. The building is in a well-established area with great on-site parking, over 40 spaces. The 1,500 SF building is located near the heart of the Galesburg business district and is ready for its next generation of retail. This property is a well-known retail staple of the Galesburg community for years and offers landmark recognition & engaging signage. Space is also marketed as a build to suit. Give our Knox County commercial leasing agents a call at 847-904-9200 to learn more about about leasing options. This is the perfect opportunity to grow your business' footprint on the NE corner of N Farnham St & E Main St.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,500 SF
Building Size:	1,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,396	13,871	16,490
Total Population	6,370	27,543	34,829
Average HH Income	\$42,191	\$45,805	\$47,714

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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PLANS



It turns out, you don't have any Plans Published!

(be sure to "Publish on Website and Docs" in the [Plans Tab](#))

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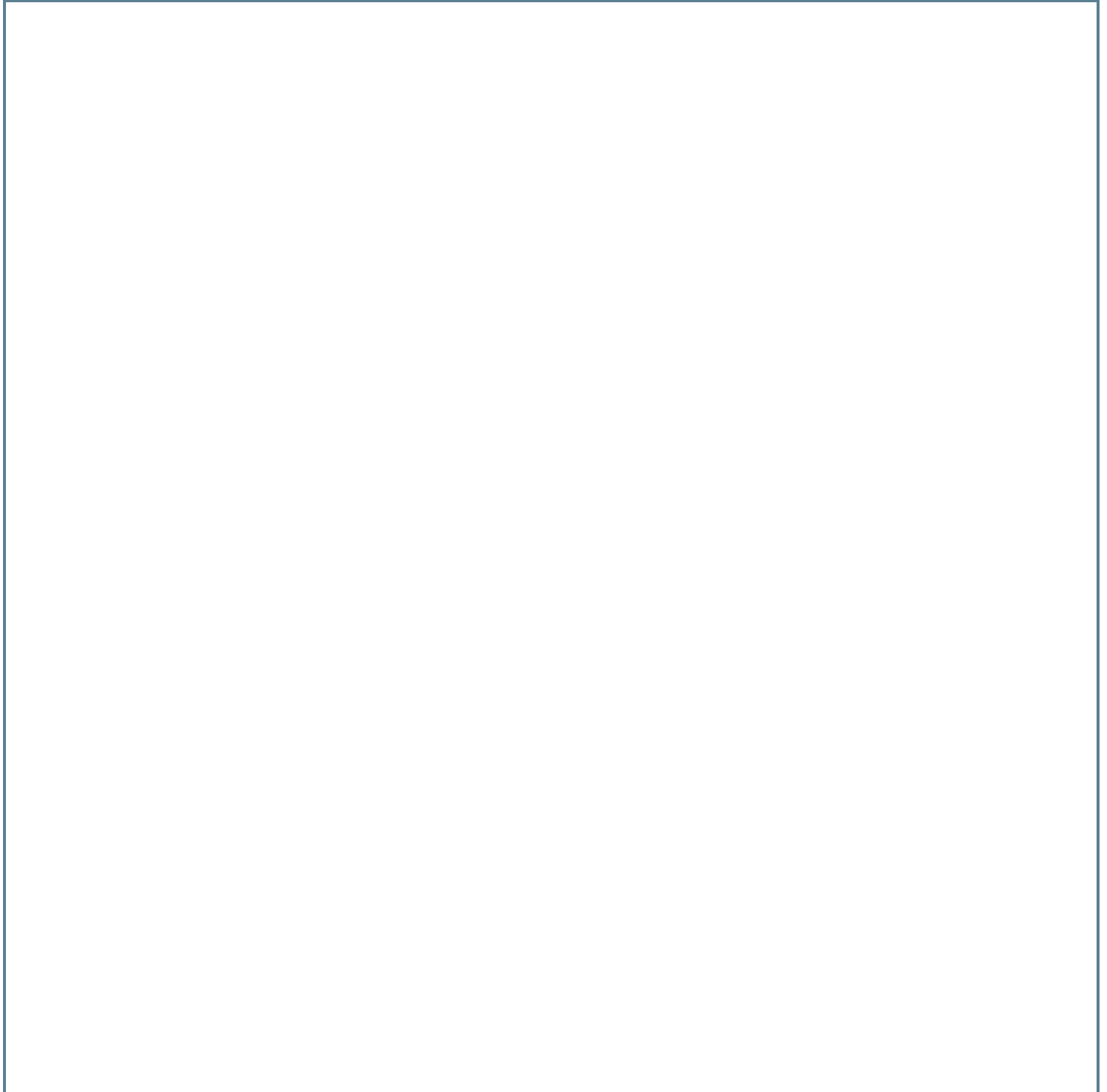
LEGACY
COMMERCIAL PROPERTY

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

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RETAILER MAP



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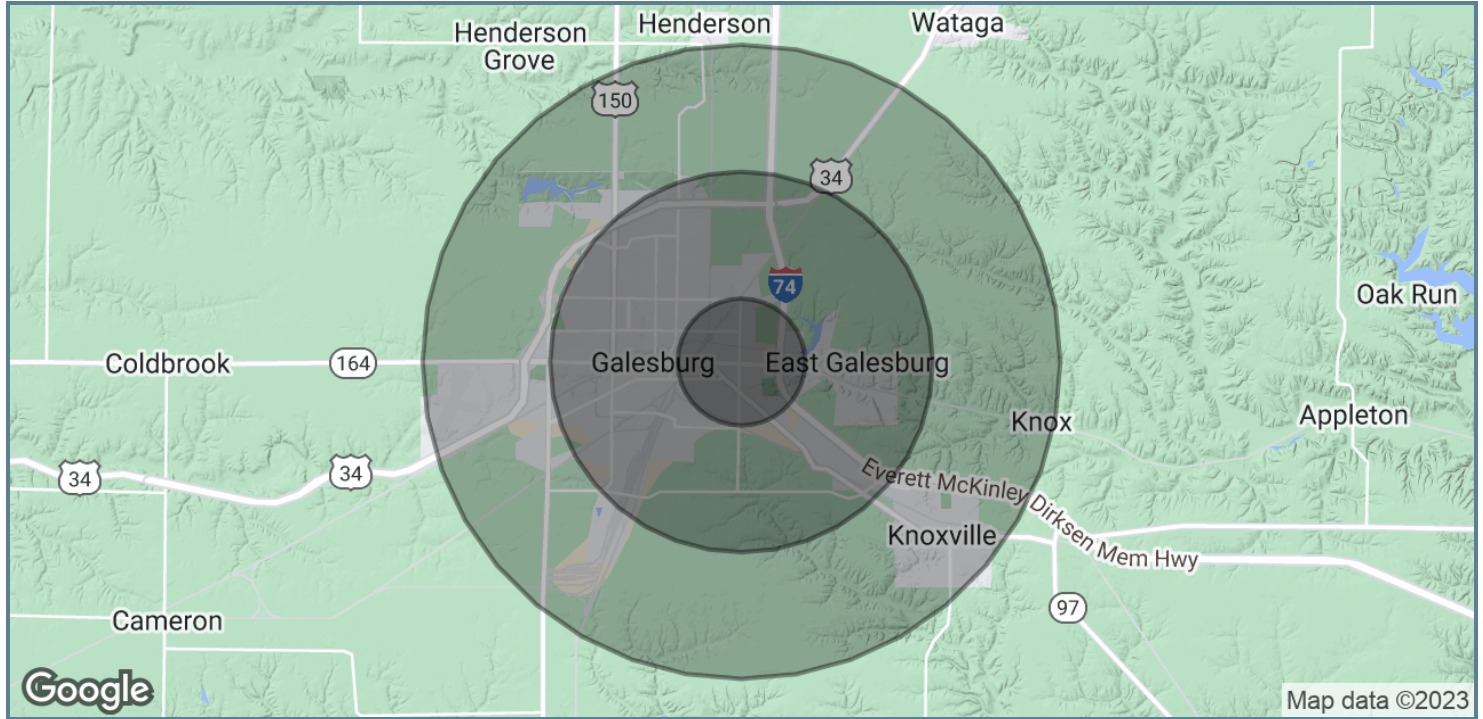
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,370	27,543	34,829
Average Age	38.4	42.1	42.5
Average Age (Male)	37.2	40.6	40.8
Average Age (Female)	41.5	43.1	43.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,396	13,871	16,490
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$42,191	\$45,805	\$47,714
Average House Value	\$60,440	\$76,663	\$83,319

* Demographic data derived from 2020 ACS - US Census

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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

847-904-9200
2500 Lehigh Avenue, Glenview, IL 60026
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