

# In-Line Retail Space

600 – 15,668 SF



**1225 & 1325 S. Oakwood Avenue**

Geneseo, Illinois 61254

**Lease Rate: \$8.00-\$11.00/SF NNN**

## Property Features

- Retail and office opportunity available
- Excellent visibility along Geneseo Gateway
- Located just off interstate 80 on IL-82, 30 minutes East of the Quad Cities
- Features include: ample parking, eight dock high doors (with room for more)
- Built in 2004; owner is willing to subdivide
- Existing tenants include: Verizon, Subway, H&R Block, CJ Nails and Artists in Motion
- Area tenants include: Walmart, Culver's, Walgreens and Dollar General



## Available Spaces:

Space:	Rate:	SF:
1	\$8.00 SF/YR	15,668 SF
1A	\$11.00 SF/YR	2,400 SF
1B	\$11.00 SF/YR	2,400 SF
1C	\$11.00 SF/YR	2,400 SF
1D	\$11.00 SF/YR	2,400 SF
1A & B	\$11.00 SF/YR	4,800 SF
1C & D	\$11.00 SF/YR	4,800 SF
3A	\$11.00 SF/YR	600 SF
3B	\$11.00 SF/YR	1,200 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	886	6,697	11,218
Total Households:	355	2,684	4,479
Average HH Income:	\$71,971.00	\$71,819.00	\$72,317.00

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