



# 1801 16th Avenue

Fulton, Illinois 61252

**Lease Rate: \$16.50 SF/yr (NNN)**

## Property Features

- New construction retail/office multi-tenant suites available
- Located at busy intersection of Hwy's 84 & 136 on the SE corner of Fulton, IL
- Traffic counts expected to exceed 23,000 VPD (Vehicles Per Day)
- Primary intersection provides access to Thomson Prison and Clinton, IA
- Suites available from 1,200 SF up to 3,700 SF with adequate parking
- Drive-thru available on both end caps
- Landlord to provide suites in "Vanilla Shell" condition with 1 ADA restroom, HVAC and lighting
- Tenant improvement allowance negotiable
- Pass through expense budgeted at \$5.50/SF (2017)



AVAILABLE LEASE SPACE :	1,200 – 3,700 SF
YEAR BUILT:	2016
ZONING:	Commercial
PARKING SPACES:	40
PARCEL ID:	01-27-304-002
MLS ID:	7036526, 7036528, 7036525, 7036527, 7036461, 7036460

For more information:

**Shawn Langan**

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For Lease  
Newly Constructed  
Office/Retail Space  
1,200 – 3,700 SF Suites Available

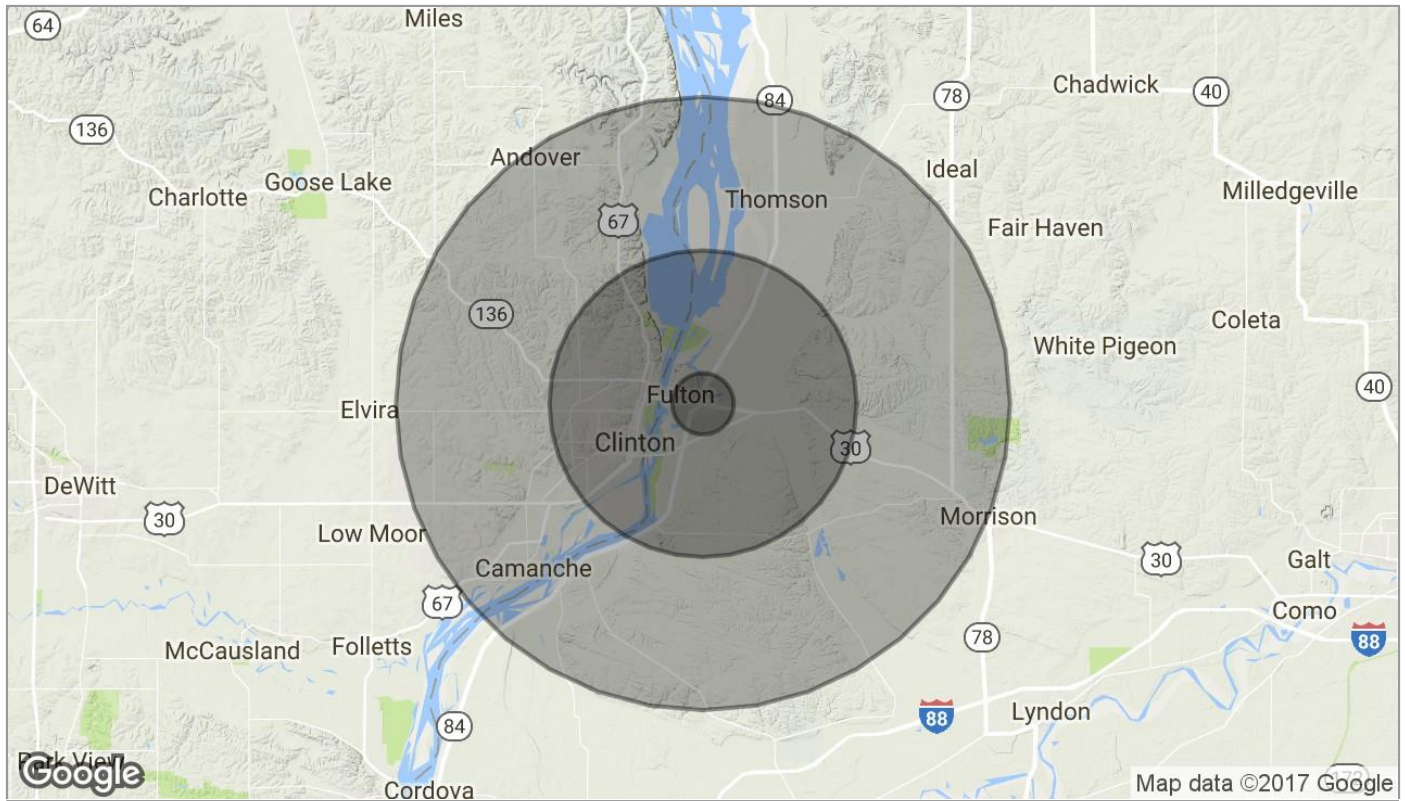


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**Office/Retail Space**  
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	1 Mile	5 Miles	10 Miles
<b>Population</b>			
TOTAL POPULATION	1,205	28,629	48,085
MEDIAN AGE	44.8	40.9	41.7
MEDIAN AGE (MALE)	45.1	40.8	40.7
MEDIAN AGE (FEMALE)	44.6	40.9	42.2
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	562	12,079	19,999
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$56,647	\$50,095	\$53,841
AVERAGE HOUSE VALUE	\$181,480	\$111,947	\$120,500

\* Demographic data derived from 2010 US Census

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