

**LEASE INCENTIVES - FREE RENT TO
QUALIFIED TENANT**

N 2ND ST

LEASE
Loves Park Plaza
Retail Units

6125 N. 2ND STREET | 6127 HANNA CT

Loves Park, IL 61111

PRESENTED BY:

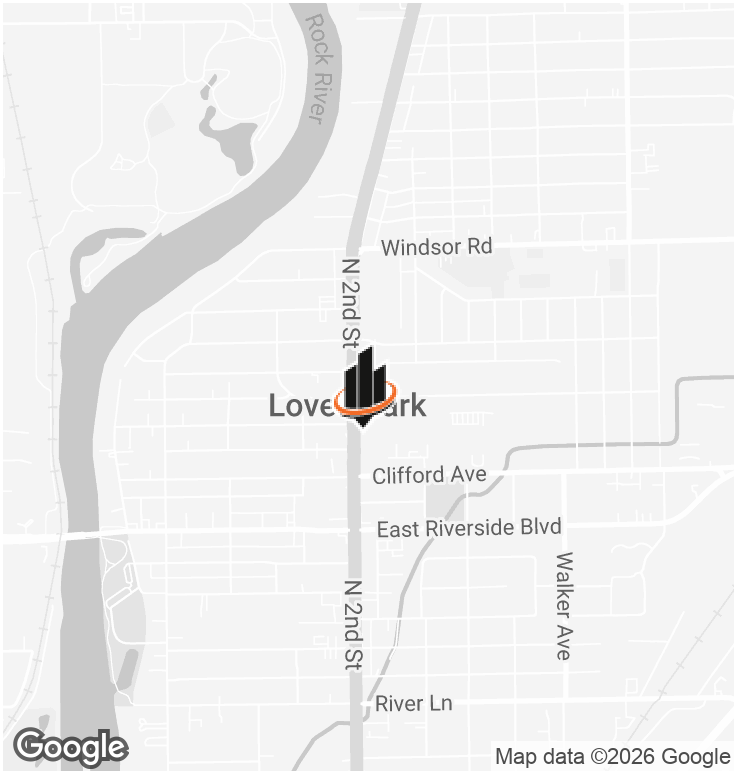
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Unit 1A
	\$2,400/month
	Unit 1B
	\$1,825/month
	Unit 4
	\$2,000/month
BUILDING SIZE:	14,778 SF
AVAILABLE SF:	+/- 1,600 SF to 3,750 SF
LOT SIZE:	1.2 Acres
RENOVATED:	2017
SUBMARKET:	I-39 Corridor/Winnebago County
APN:	12-06-153-001

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PROPERTY OVERVIEW

SVN is pleased to present Loves Park Plaza located at 6125 N. 2nd Street a +/- 13,072 SF Retail Strip Center and +/- 1,706 SF Storage Garages on 1.20 AC in Love's Park, Illinois. This 7-unit retail center is masonry construction and well maintained. Recent improvements include new gutters and painting on North and East side, replacement of 5/6 HVAC units, parking lot seal coating/stripping, LED pylon signage. Three Units Available.

PROPERTY HIGHLIGHTS

- Prime Retail +/-1,600 SF to +/-3,750 SF
- Open Floor Plan | Private Restroom
- Office | Front and Rear Parking | Window Wall
- Pylon Signage | Newly Renovated | Parking

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	36 months
TOTAL SPACE:	1,750 - 2,150 SF	LEASE RATE:	Monthly

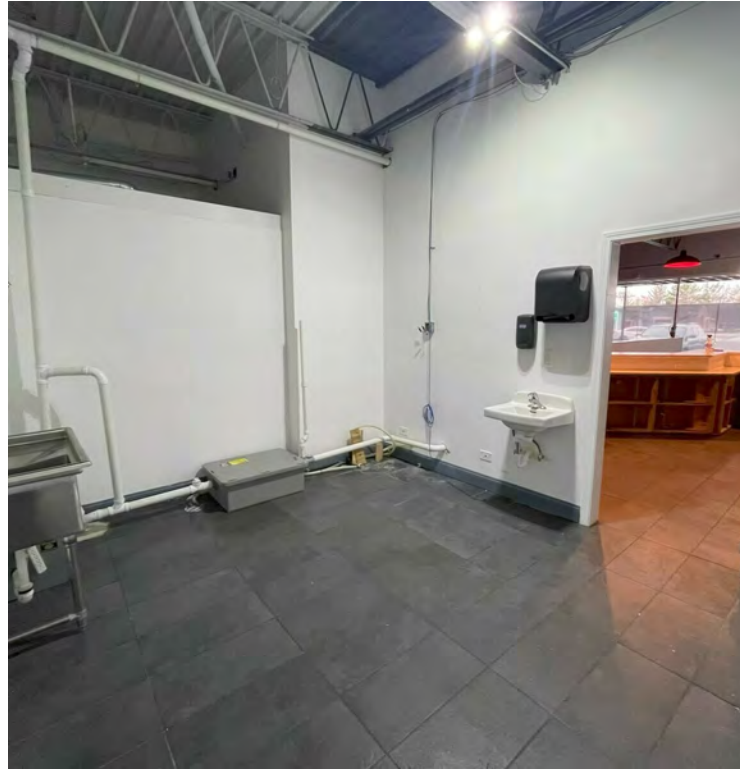
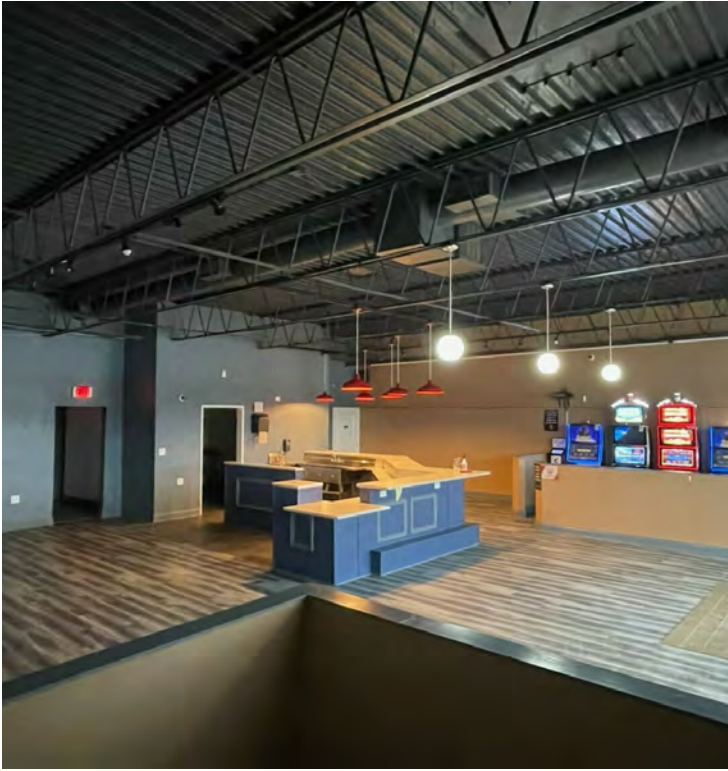
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Unit 1A	Available	2,150 SF	Modified Gross	\$2,400 per month	+/- 2,150 SF Retail Bar and Gaming Open Floor Plan Window Wall Private Office and 2 Restrooms Kitchen Area Front and Rear Parking Pylon Signage
Unit 4	Available	1,750 SF	Modified Gross	\$2,000 per month	+/- 1,750 SF Retail Unit (former gaming cafe) Open Floor Plan Window Wall Private Office and Restrooms Front and Rear Parking Pylon Signage
Unit 1B	Available	1,600 SF	Modified Gross	\$1,825 per month	+/-1,600 SF Retail Suite Open Floor Plan Window Wall Private Office and Restroom Front and Rear Parking Pylon Signage

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UNIT 1A +/-2,150 SF



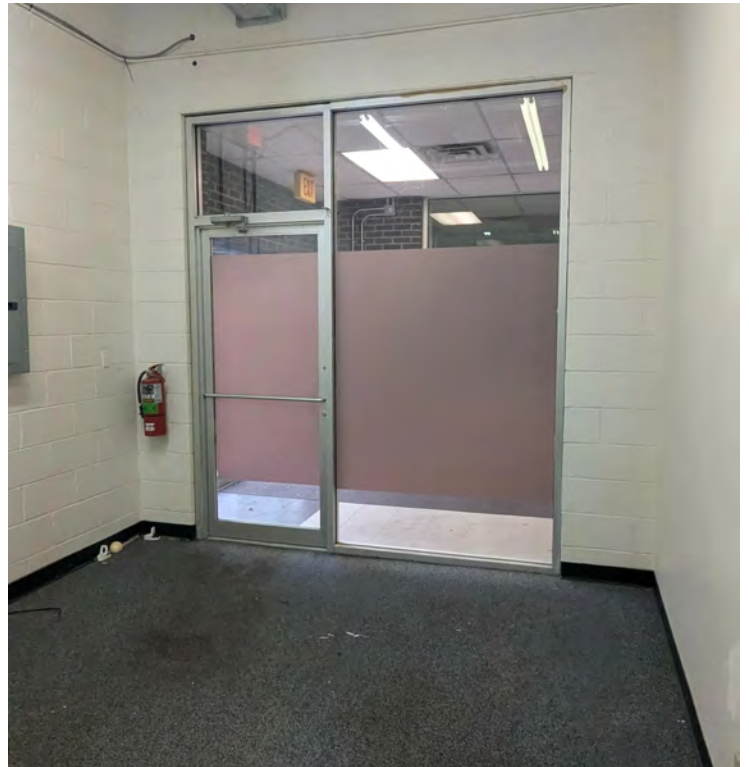
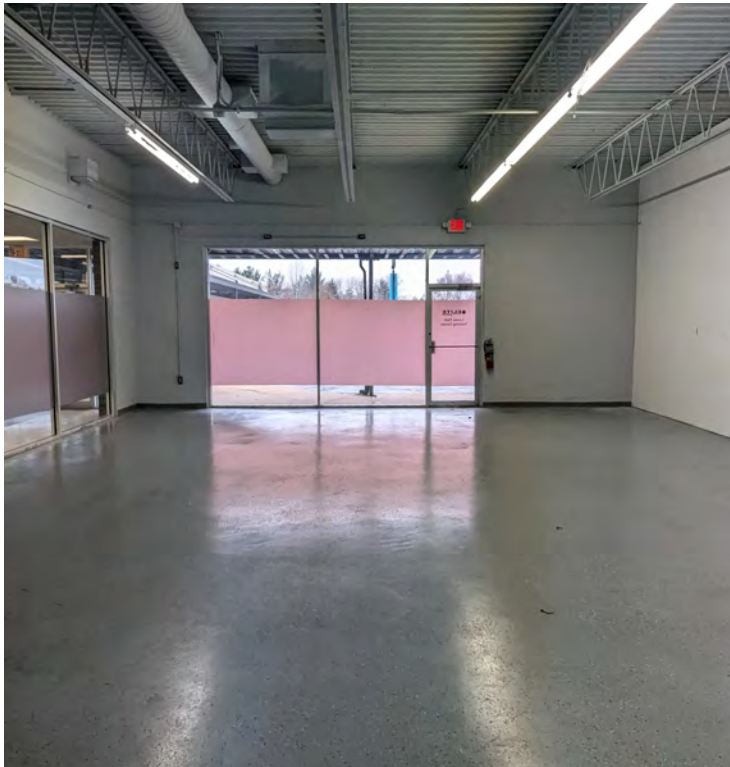
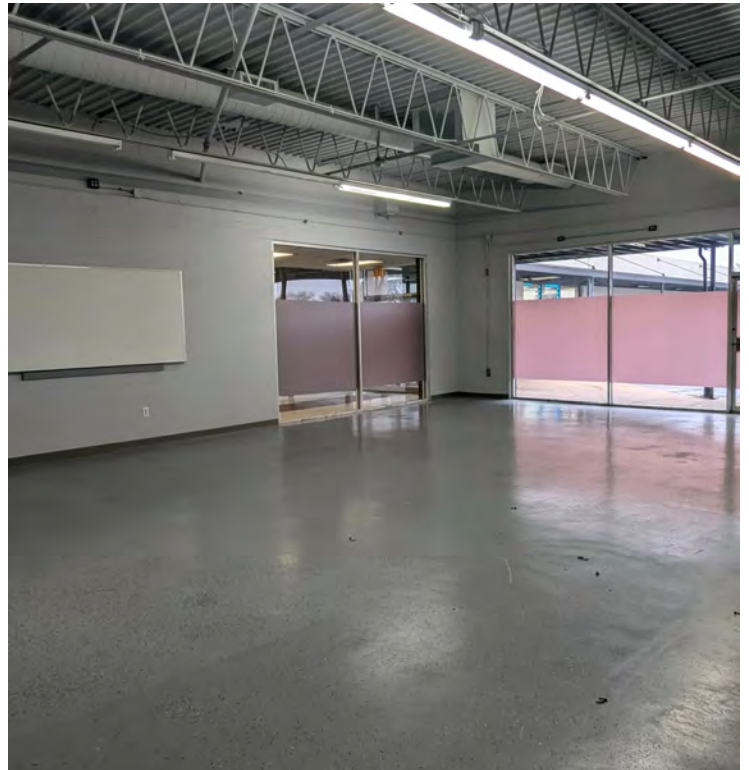
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UNIT 1B PHOTOS +/- 1,600 SF



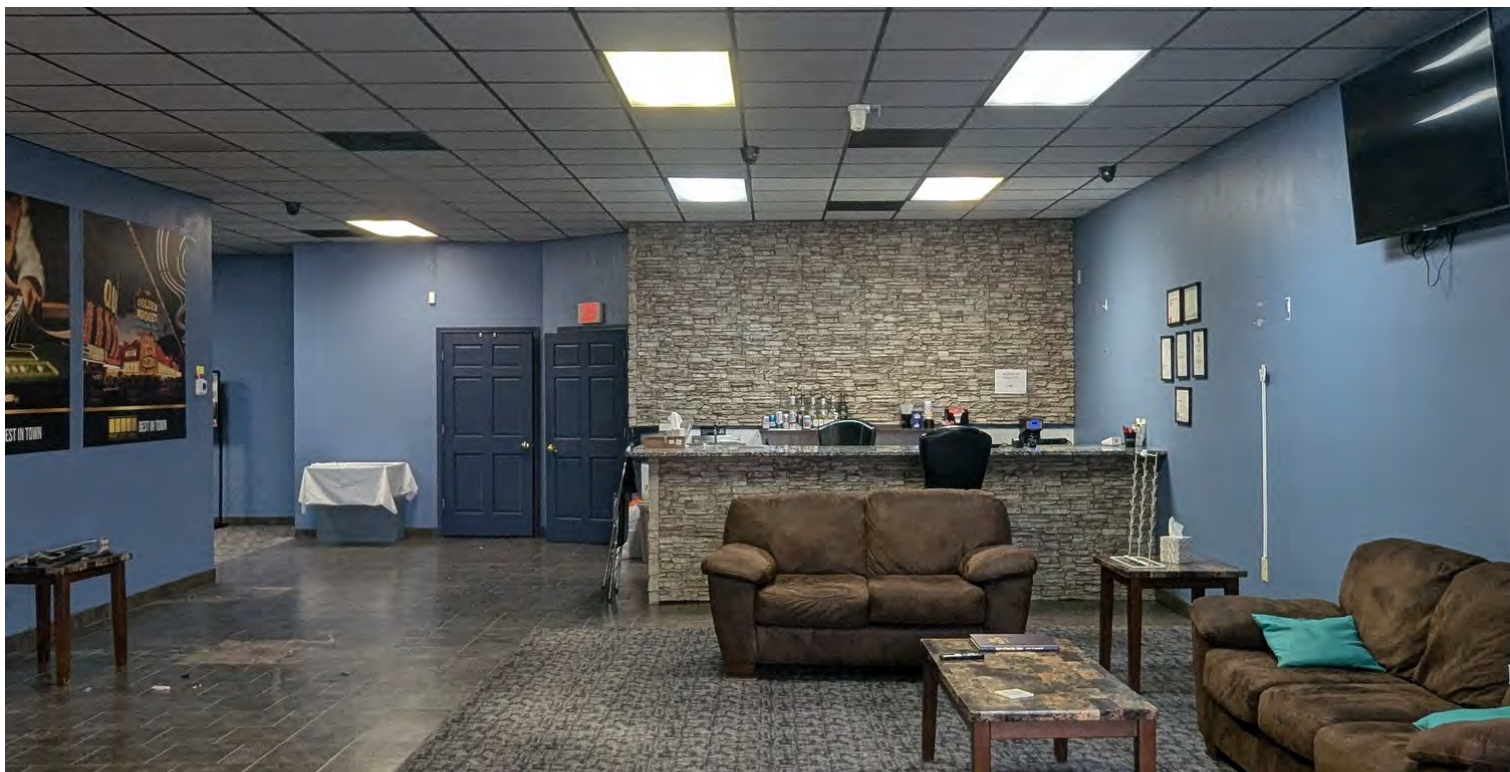
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UNIT 4 +/-1,750 SF



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RETAILER AND TRAFFIC AERIAL



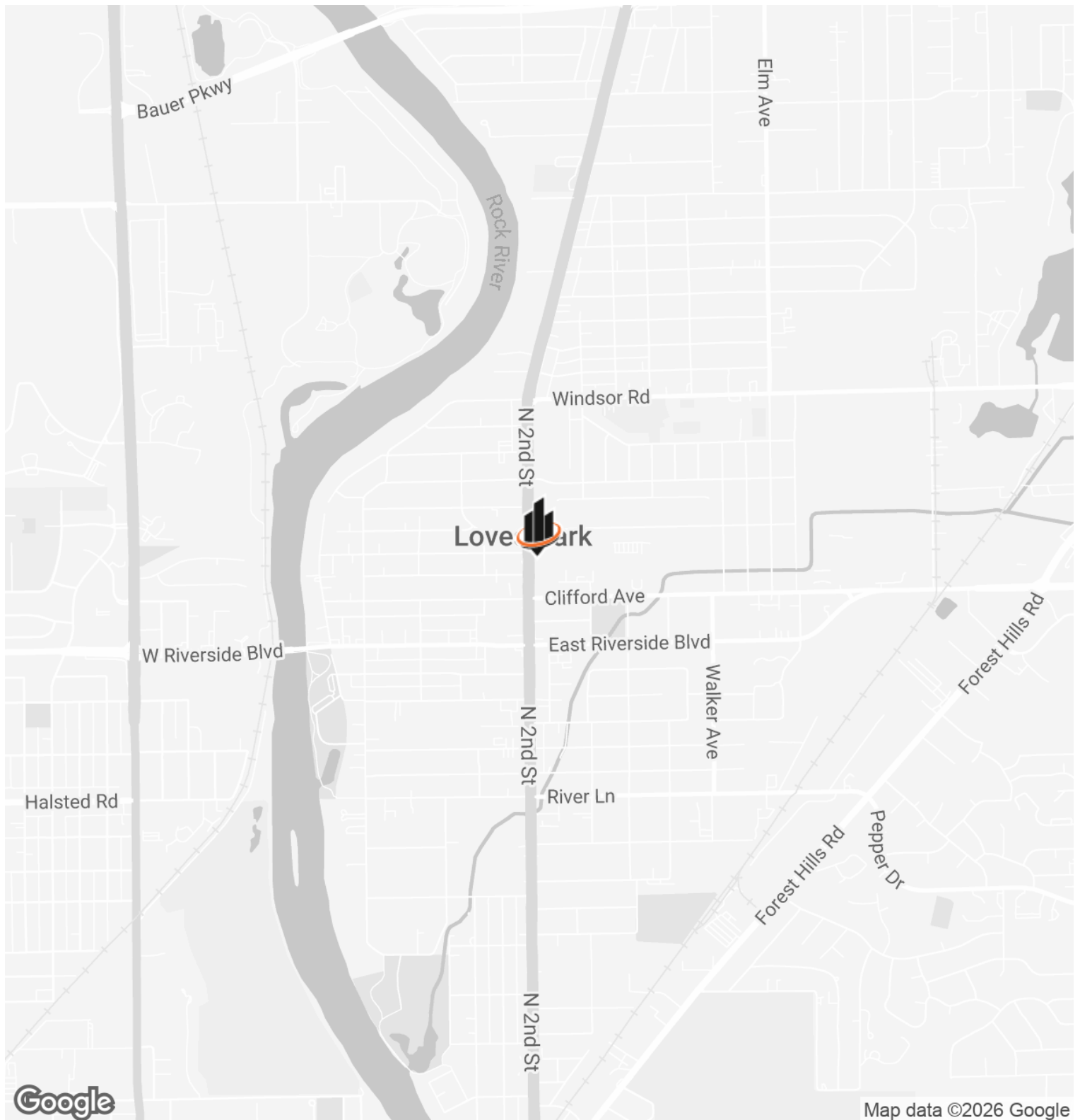
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LOCATION MAP



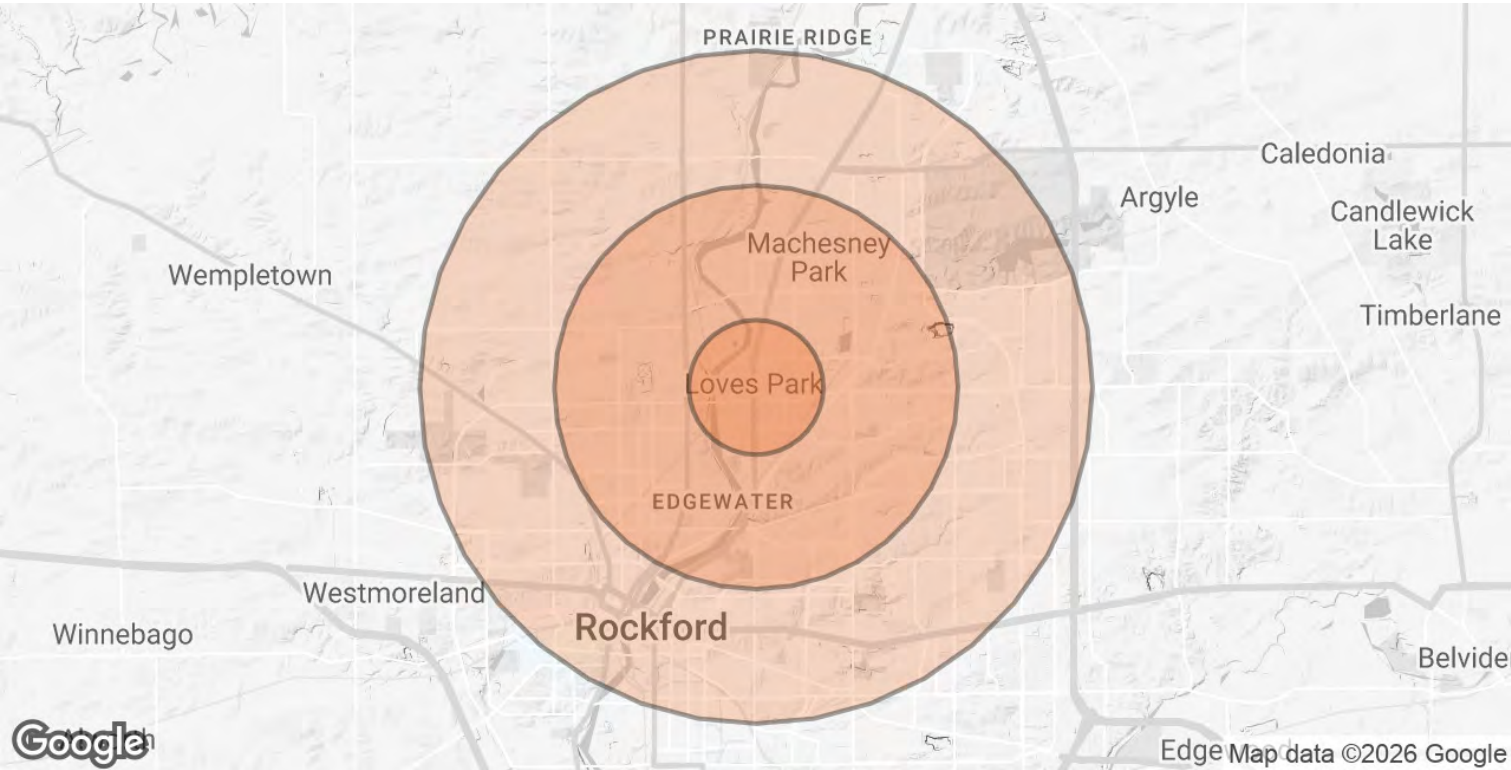
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,163	70,523	153,775
AVERAGE AGE	37.0	41.1	40.3
AVERAGE AGE (MALE)	34.6	40.2	38.5
AVERAGE AGE (FEMALE)	42.6	42.5	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,504	29,588	64,044
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$63,577	\$79,056	\$77,859
AVERAGE HOUSE VALUE	\$105,312	\$144,632	\$148,797

2023 American Community Survey (ACS)

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