



**N 2ND ST**

**LEASE**  
**Loves Park Plaza**  
**Retail Units**

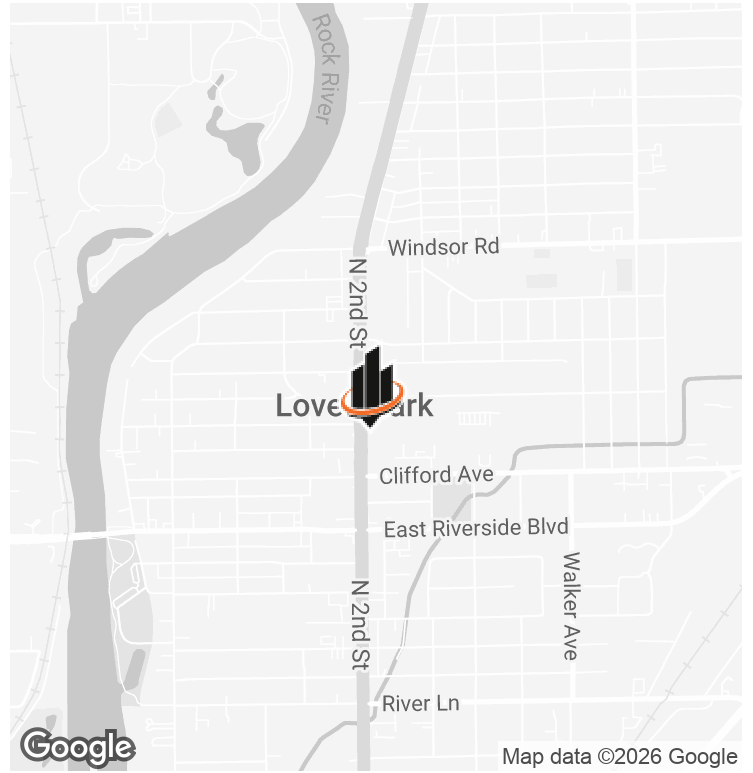
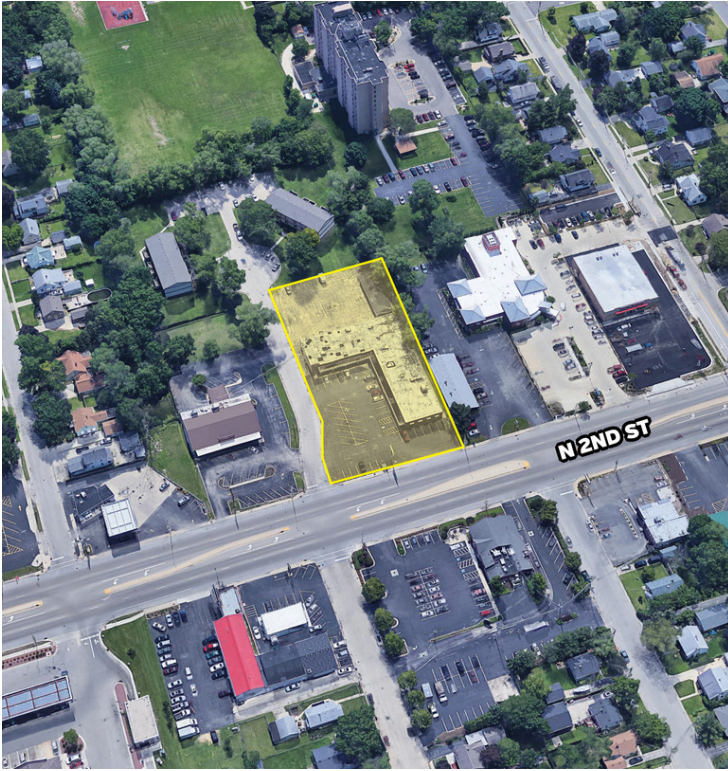
**6125 N. 2ND STREET | 6127 HANNA CT**  
Loves Park, IL 61111

**PRESENTED BY:**

**KAREN KULCZYCKI, CCIM,  
SIOR**

C: 630.330.3352  
kkulczycki@svn.com  
IL #471020279

# PROPERTY SUMMARY



## OFFERING SUMMARY

|                       |                                                     |
|-----------------------|-----------------------------------------------------|
| <b>LEASE RATE:</b>    | Unit 1A<br>\$2,400/month<br>Unit 4<br>\$2,000/month |
| <b>BUILDING SIZE:</b> | 14,778 SF                                           |
| <b>AVAILABLE SF:</b>  | +/- 2,150 SF (Suite 1A) or 1,750 SF (Suite 4)       |
| <b>LOT SIZE:</b>      | 1.2 Acres                                           |
| <b>RENOVATED:</b>     | 2017                                                |
| <b>SUBMARKET:</b>     | I-39<br>Corridor/Winnebago<br>County                |
| <b>APN:</b>           | 12-06-153-001                                       |

## 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. Mix of Tenants with one unit remaining.

## PROPERTY HIGHLIGHTS

- Prime Retail +/-1,750 SF or +/-2,150 SF Units
- Open Floor Plan | Private Restroom
- Office | Front and Rear Parking | Window Wall
- Pylon Signage | Newly Renovated

**KAREN KULCZYCKI, CCIM, SIOR**

C: 630.330.3352

kkulczycki@svn.com

IL #471020279

## LEASE SPACES



### LEASE INFORMATION

|                     |                  |                    |           |
|---------------------|------------------|--------------------|-----------|
| <b>LEASE TYPE:</b>  | NNN              | <b>LEASE TERM:</b> | 36 months |
| <b>TOTAL SPACE:</b> | 1,750 - 2,150 SF | <b>LEASE RATE:</b> | Monthly   |

### AVAILABLE SPACES

#### SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

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

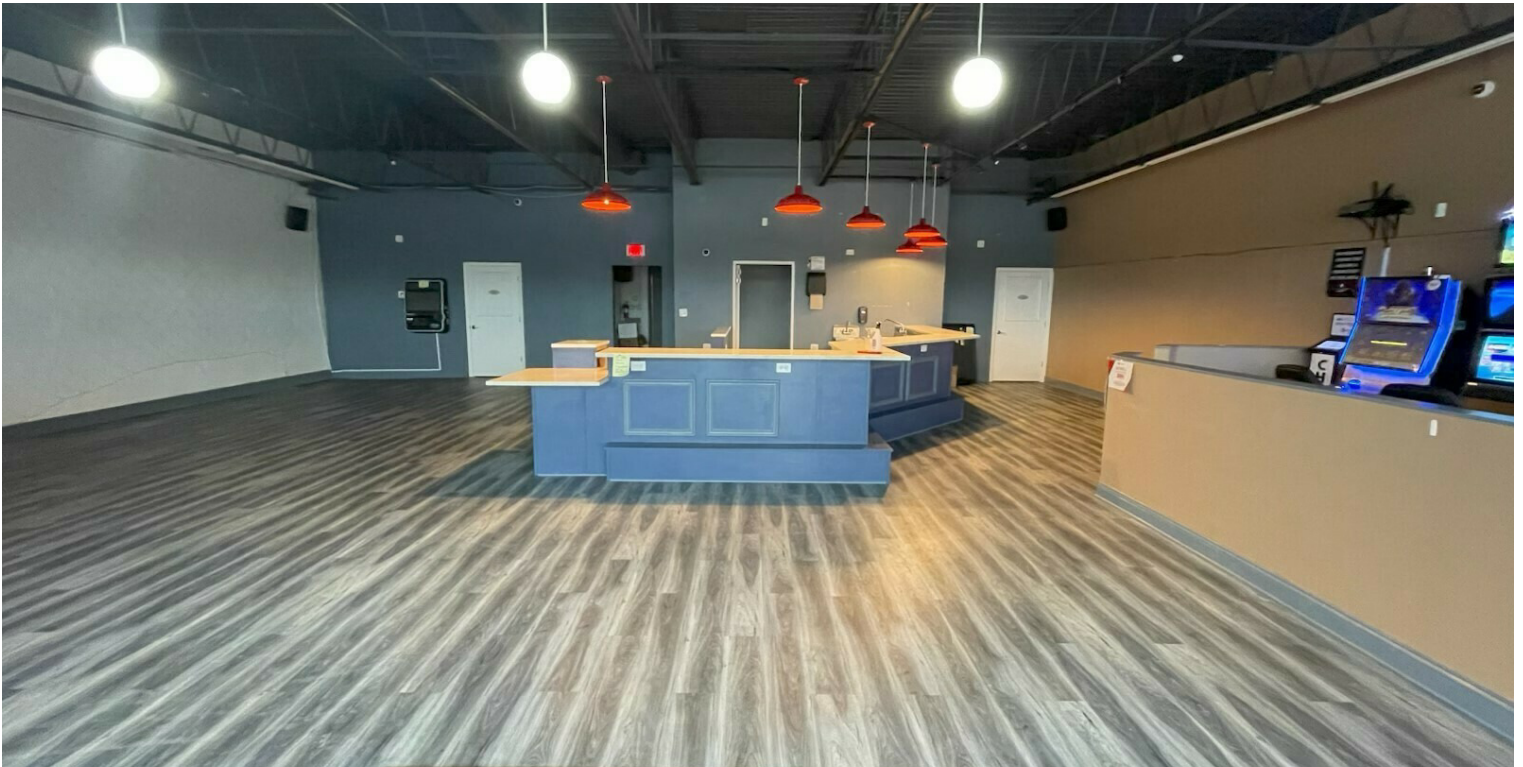
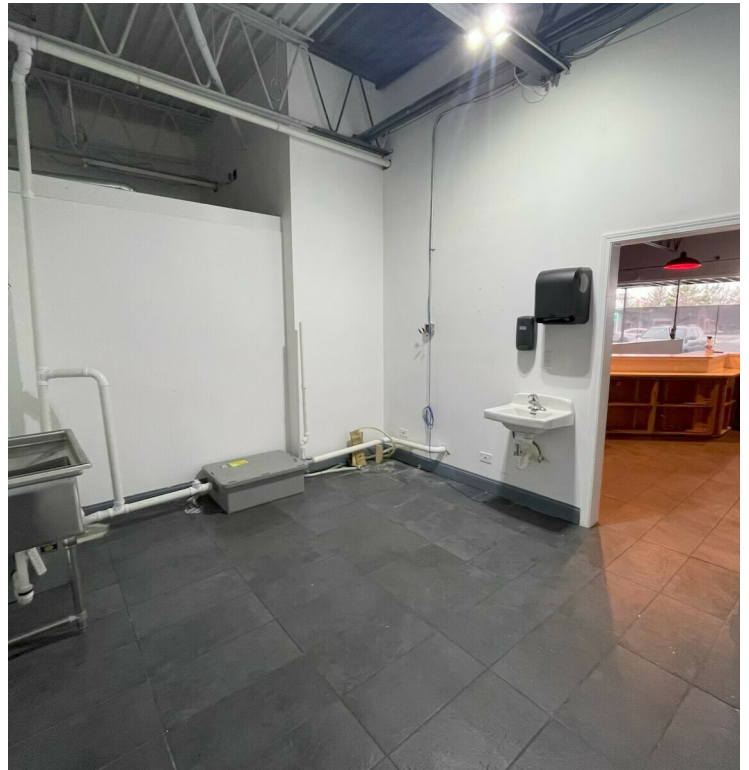
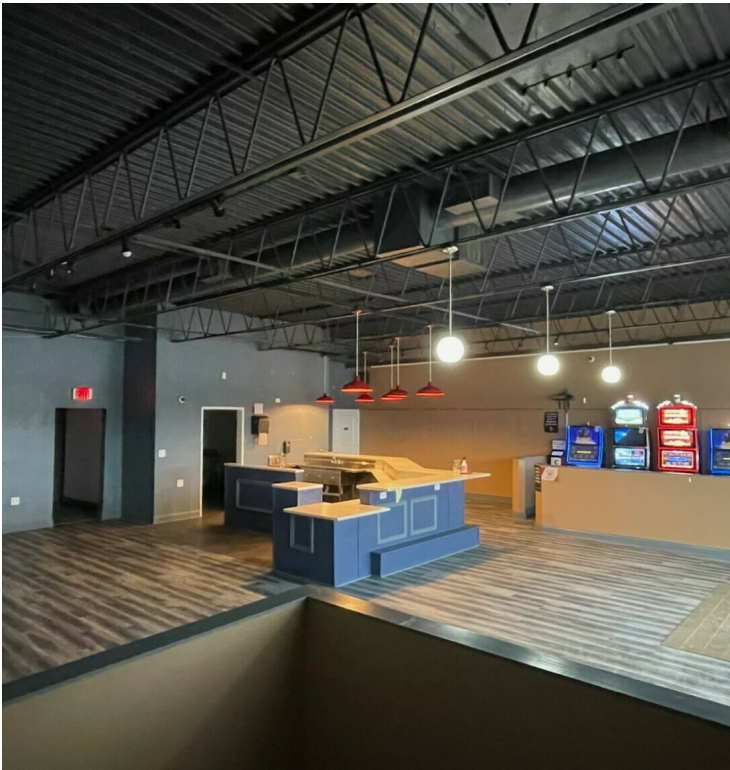
**KAREN KULCZYCKI, CCIM, SIOR**

C: 630.330.3352

kkulczycki@svn.com

IL #471020279

**UNIT 1A +/-2,150 SF**



**KAREN KULCZYCKI, CCIM, SIOR**

C: 630.330.3352

kkulczycki@svn.com

IL #471020279

**UNIT 4 +/-1,750 SF**



**KAREN KULCZYCKI, CCIM, SIOR**

C: 630.330.3352

kkulczycki@svn.com

IL #471020279

# RETAILER AND TRAFFIC AERIAL



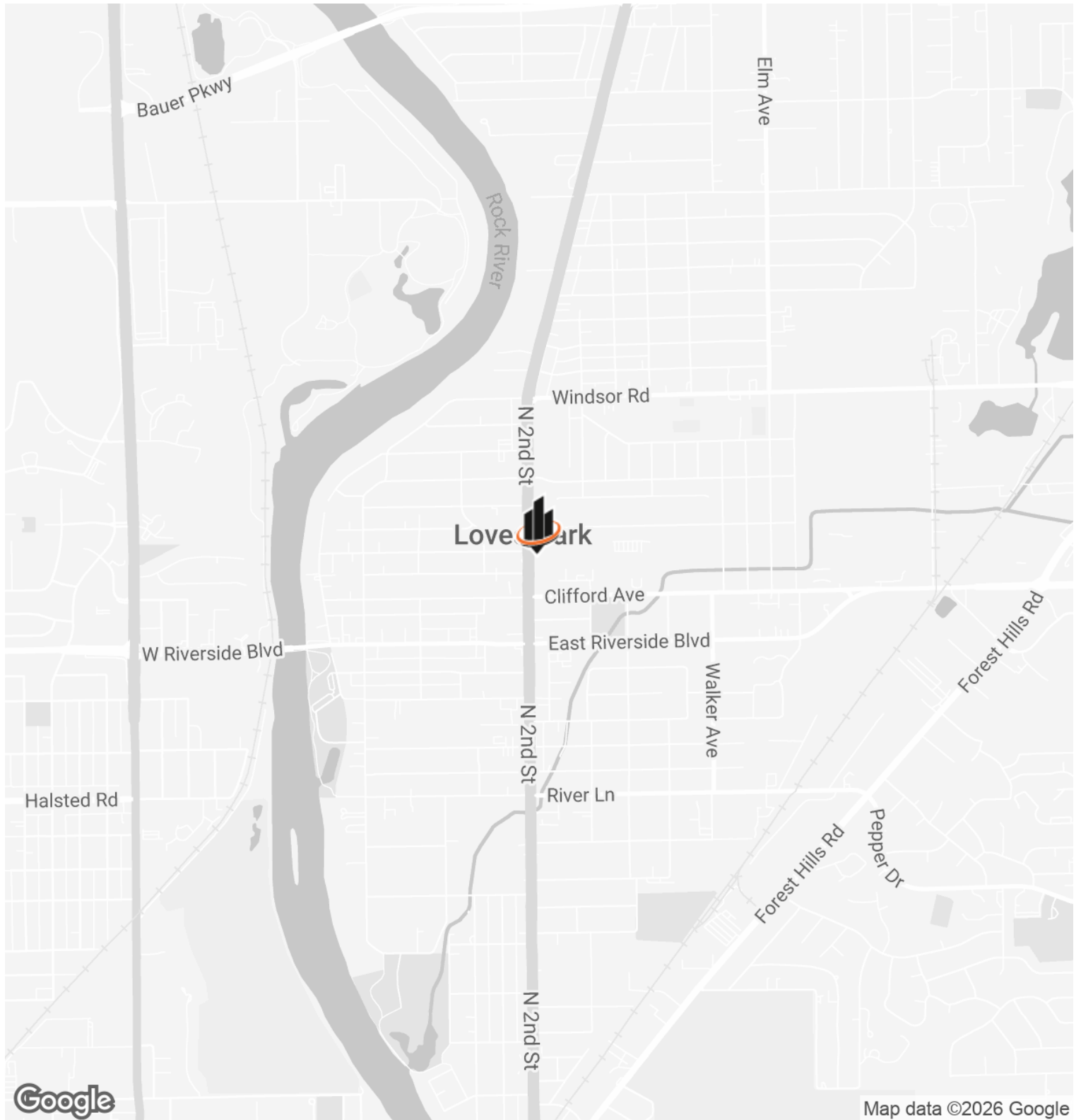
**KAREN KULCZYCKI, CCIM, SIOR**

C: 630.330.3352

kkulczycki@svn.com

IL #471020279

# LOCATION MAP



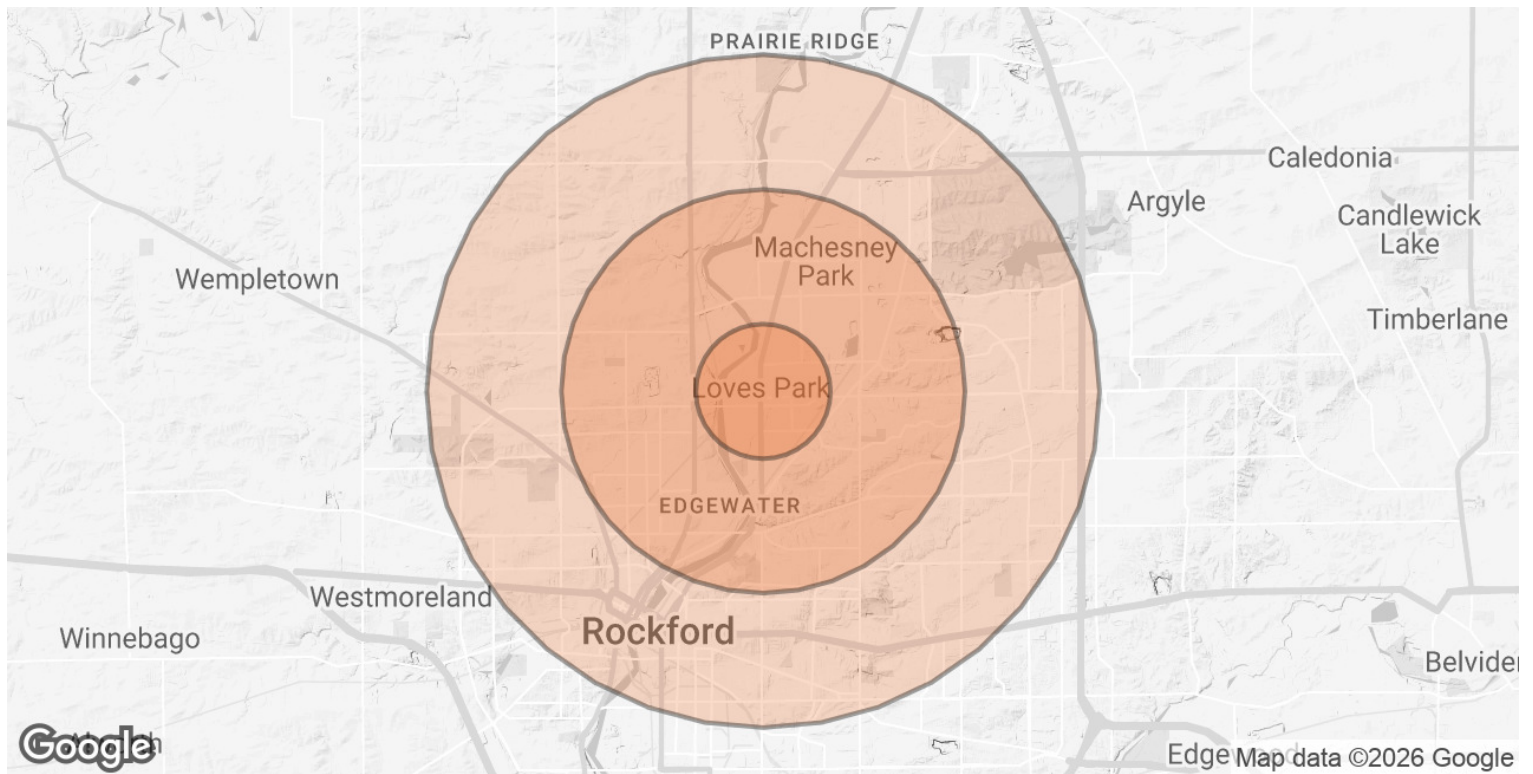
**KAREN KULCZYCKI, CCIM, SIOR**

C: 630.330.3352

kkulczycki@svn.com

IL #471020279

# DEMOGRAPHICS MAP & REPORT



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| <b>TOTAL POPULATION</b>        | 8,305         | 76,367         | 185,584        |
| <b>AVERAGE AGE</b>             | 38.2          | 40.1           | 38.0           |
| <b>AVERAGE AGE (MALE)</b>      | 37.1          | 38.4           | 36.8           |
| <b>AVERAGE AGE (FEMALE)</b>    | 41.3          | 41.9           | 39.3           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| <b>TOTAL HOUSEHOLDS</b>        | 3,362         | 30,132         | 73,227         |
| <b># OF PERSONS PER HH</b>     | 2.5           | 2.5            | 2.5            |
| <b>AVERAGE HH INCOME</b>       | \$44,090      | \$58,487       | \$55,320       |
| <b>AVERAGE HOUSE VALUE</b>     | \$100,897     | \$126,084      | \$134,321      |

2020 American Community Survey (ACS)

**KAREN KULCZYCKI, CCIM, SIOR**  
 C: 630.330.3352  
 kkulczycki@svn.com  
 IL #471020279

## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**KAREN KULCZYCKI, CCIM, SIOR**

C: 630.330.3352

kkulczycki@svn.com

IL #471020279