

JOIN NEW DOLLAR TREE STORE!

# DIXON PLAZA

1309-1389 N GALENA, DIXON, IL 61021

**LM**  
Lagestee-Mulder  
Commercial Real Estate

RETAIL PROPERTY FOR LEASE



## PROPERTY HIGHLIGHTS

- 1,265-4,900 SF available in Dixon Plaza.
- Outlot BTS opportunity next to Culvers in front of center.
- Centrally located on Dixon's most heavily traveled street, Galena Avenue (Route 52)
- Traffic counts — Galena Drive: 5,800 - 10,800 VPD
- Population of more than 34,000 residents within 10 miles of site
- Co-tenants include: CGH Medical, AutoZone, Pam's Hallmark, Anytime Fitness and Dollar Tree.
- Abundant parking

## LOCATION OVERVIEW

Dixon Plaza is located at 1309-1389 N. Galena Avenue (Route 52) in Dixon, IL, approximately 3.5 miles north of the I-88 exit. The property has an excellent mix of tenants, high visibility and enjoys easy access through two points of ingress/egress off Galena Avenue.

LEASE RATE

CALL FOR PRICING

## OFFERING SUMMARY

Building Size: 124,749 SF

Available SF: 1,265 - 4,900 SF

Lot Size: 12.77 Acres

Parking Ratio: 4.56/'000

County: Lee

## MARTHA WINTER

Senior Vice President & Designated Managing Broker  
224.523.9174  
MARTHA@LMTEAM.COM

## LEXI WELTON

Commercial Broker  
630.991.8850  
LEXI@LMTEAM.COM

17005 Westview Ave.,  
South Holland, IL 60473  
630.325.8338  
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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
1309 N Galena Avenue	Double K Shoe	2,000 SF
1309 N Galena Avenue	H&R Block/Tax Plus	2,000 SF
1309 N Galena Avenue	Northern Ill Home Medical Center	3,200 SF
1311 N Galena Avenue	There's Fun In Store	1,400 SF
1311 N Galena Avenue	Star Nail Salon	2,525 SF
1311 N Galena Avenue	Available	2,400 SF
1319 N Galena Avenue	Autism Center of Sauk Valley	4,183 SF
1321 N Galena	CGH Medical Center	38,403 SF
1323 N Galena Ave	Anytime Fitness	6,295 SF
1325 N Galena Avenue	Available	1,600 SF
1327 N Galena Avenue	Available	1,265 SF
1331 N Galena Avenue	Pam's Hallmark Store	8,000 SF
1347 N Galena Avenue	My Play Village	3,600 SF
1355 N. Galena Avenue	Everyone's Family Dental	2,400 SF
1359 N Galena Avenue	Available	4,900 SF
1359A N Galena Avenue	Management Office	300 SF
1379 N Galena Avenue	Dollar Tree	10,125 SF
1385 N Galena Avenue	AutoZone	13,020 SF
1387 N Galena Avenue	Kreider Services	4,797 SF
1389 N Galena Avenue	Kreider Services	9,763 SF
Galena Avenue Outlot	Available	2,400 SF

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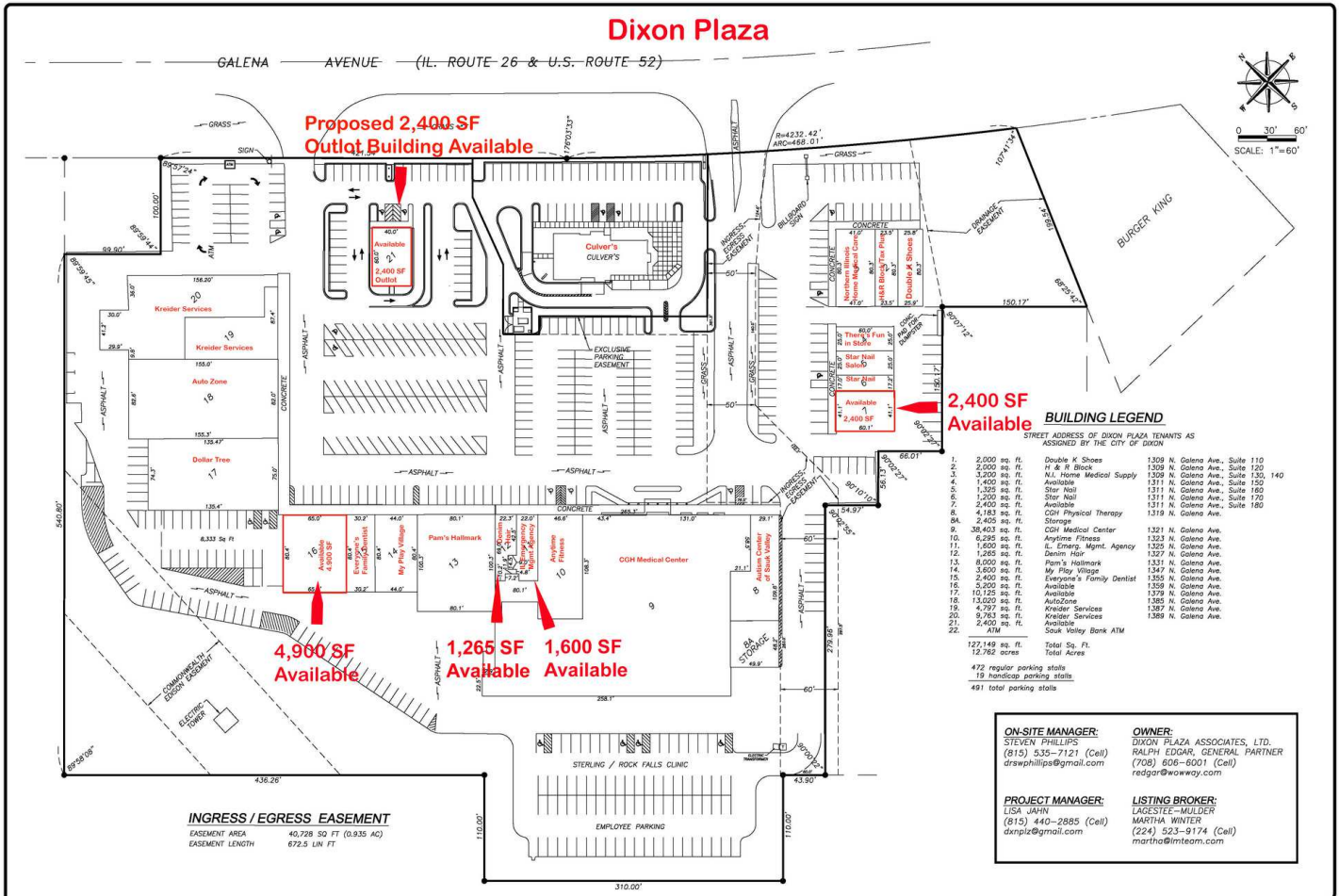
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**BUILDING LEGEND**  
STREET ADDRESS OF DIXON PLAZA TENANTS AS ASSIGNED BY THE CITY OF DIXON

1.	2,000 sq. ft.	Grubbs K Shoes	1309 N. Galena Ave., Suite 110
2.	2,000 sq. ft.	R. & R Block	1309 N. Galena Ave., Suite 120
3.	3,200 sq. ft.	N.L. Home Medical Supply	1309 N. Galena Ave., Suite 130, 140
4.	1,400 sq. ft.	Available	1311 N. Galena Ave., Suite 152
5.	1,300 sq. ft.	Star Nail	1311 N. Galena Ave., Suite 160
6.	1,200 sq. ft.	Star Nail	1311 N. Galena Ave., Suite 170
7.	2,400 sq. ft.	Available	1311 N. Galena Ave., Suite 180
8.	4,183 sq. ft.	OGH Physical Therapy	1319 N. Galena Ave.
9A.	2,405 sq. ft.	Storage	
9.	88,403 sq. ft.	OGH Medical Center	1321 N. Galena Ave.
10.	6,295 sq. ft.	Anytime Fitness	1323 N. Galena Ave.
11.	1,500 sq. ft.	St. Emerg. Mgmt. Agency	1325 N. Galena Ave.
12.	1,265 sq. ft.	Danm Hair	1327 N. Galena Ave.
13.	8,000 sq. ft.	Pain's Hallmark	1331 N. Galena Ave.
14.	3,600 sq. ft.	My Play Village	1347 N. Galena Ave.
15.	2,400 sq. ft.	Evergreen's Family Dentist	1355 N. Galena Ave.
16.	3,200 sq. ft.	Available	1359 N. Galena Ave.
17.	10,135 sq. ft.	Available	1379 N. Galena Ave.
18.	13,020 sq. ft.	AutoZone	1385 N. Galena Ave.
19.	4,297 sq. ft.	Kreyder Services	1387 N. Galena Ave.
20.	9,763 sq. ft.	Kreyder Services	1389 N. Galena Ave.
21.	2,400 sq. ft.	Available	
22.	ATM	South Valley Bank ATM	
127,149 sq. ft.		Total Sq. Ft.	
12,262 acres		Total Acres	
472 regular parking stalls			
19 handicap parking stalls			
491 total parking stalls			

**ON-SITE MANAGER:**  
STEVEN PHILLIPS  
(815) 535-7121 (Cell)  
drswphillips@gmail.com

**OWNER:**  
DIXON PLAZA ASSOCIATES, LTD.  
RALPH EDGAR, GENERAL PARTNER  
(708) 606-8001 (Cell)  
redgar@weaway.com

**PROJECT MANAGER:**  
LISA JAHN  
(815) 440-2885 (Cell)  
djmpc@gmail.com

**LISTING BROKER:**  
LAGESTEE-MULDER  
MARTHA WINTER  
(224) 523-9174 (Cell)  
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**INGRESS / EGRESS EASEMENT**  
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**SITE:**  
D401/2015

**DATE:**  
22-10-2025

**DESIGNED BY:**  
S.V.

**DRAWN BY:**  
S.V.

**DRAWING NAME:**  
GENERAL SITE PLAN

**REVISIONS:**

01	10/28/2015	
02	07/03/2017	
03	07/03/2018	
04	10/24/2018	
05	10/26/2021	

**GENERAL SITEPLAN**  
OF  
**DIXON PLAZA**  
FOR  
**DIXON PLAZA ASSOCIATES**

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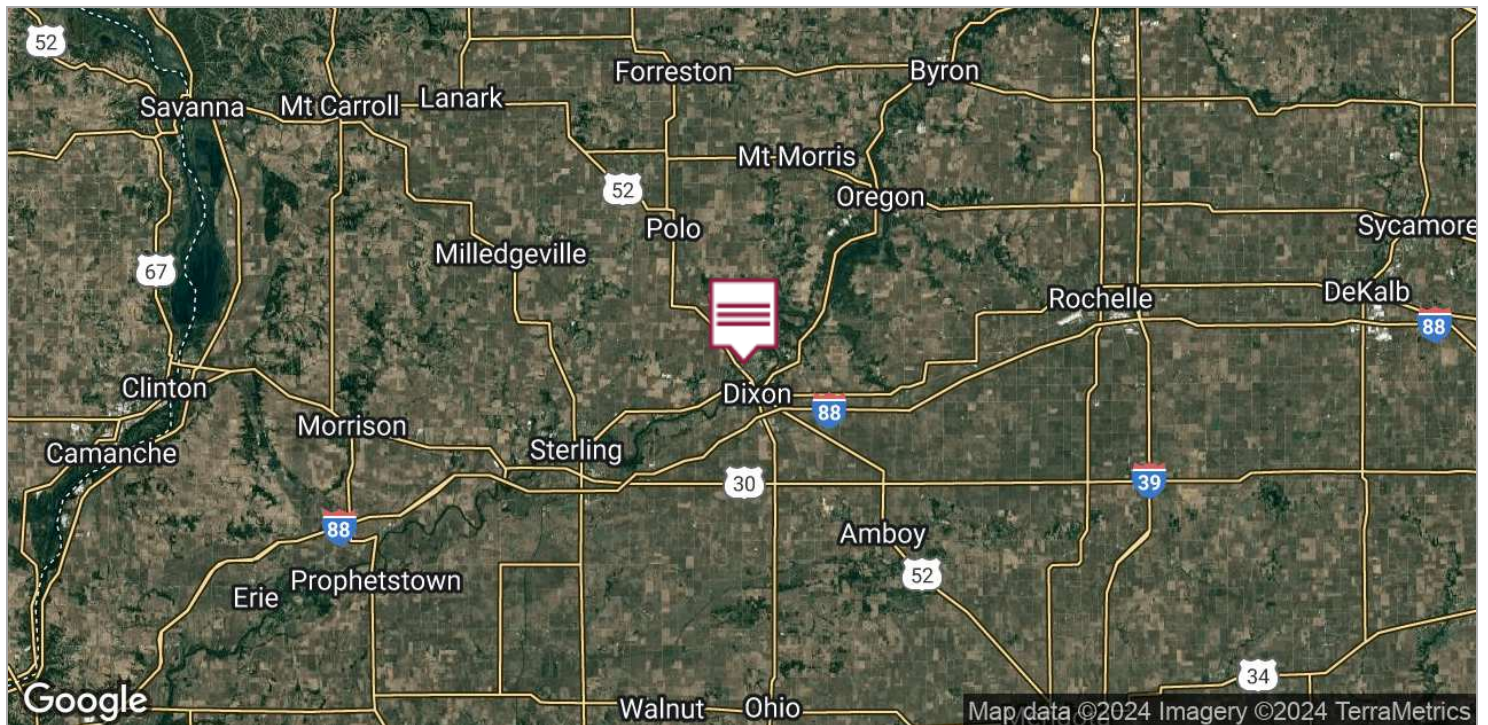
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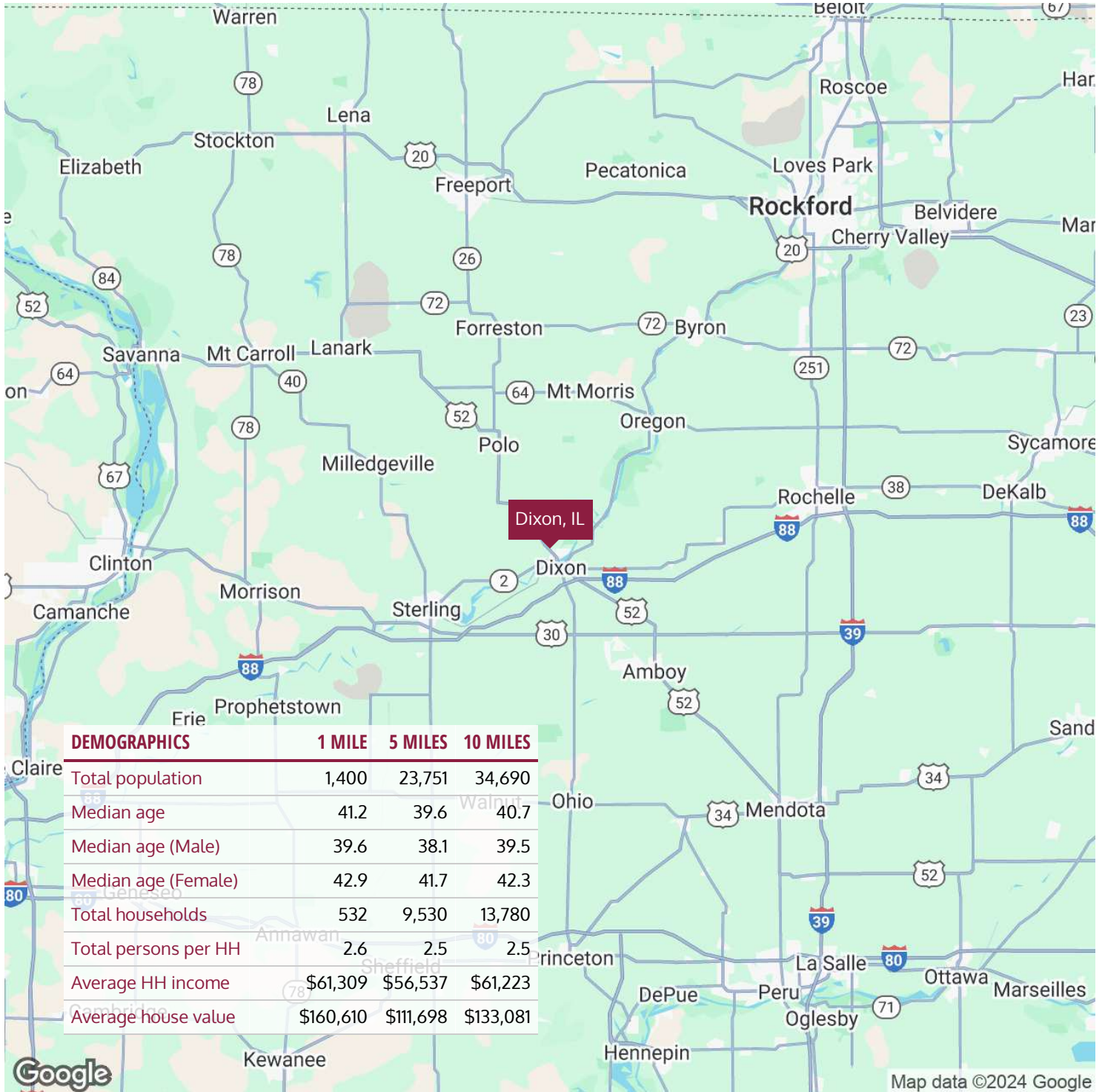
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