

RETAIL AVAILABLE FOR SALE OR LEASE

# 1.30 ACRES AVAILABLE

FAIRFIELD, IL



Main St

6,200 VPD

W Delaware St

6,300 VPD

1.3  
Acres

## PROPERTY INFO

- 1.3 acres available for ground Lease or purchase
- One of last developable out lots in front of Walmart
- Prime opportunity for a single tenant building or QSR
- Nearby retailers include Walmar, T-Mobile, Verizon, O'Reiley Auto Parts, Dollar Tree and more

### PLEASE CONTACT:

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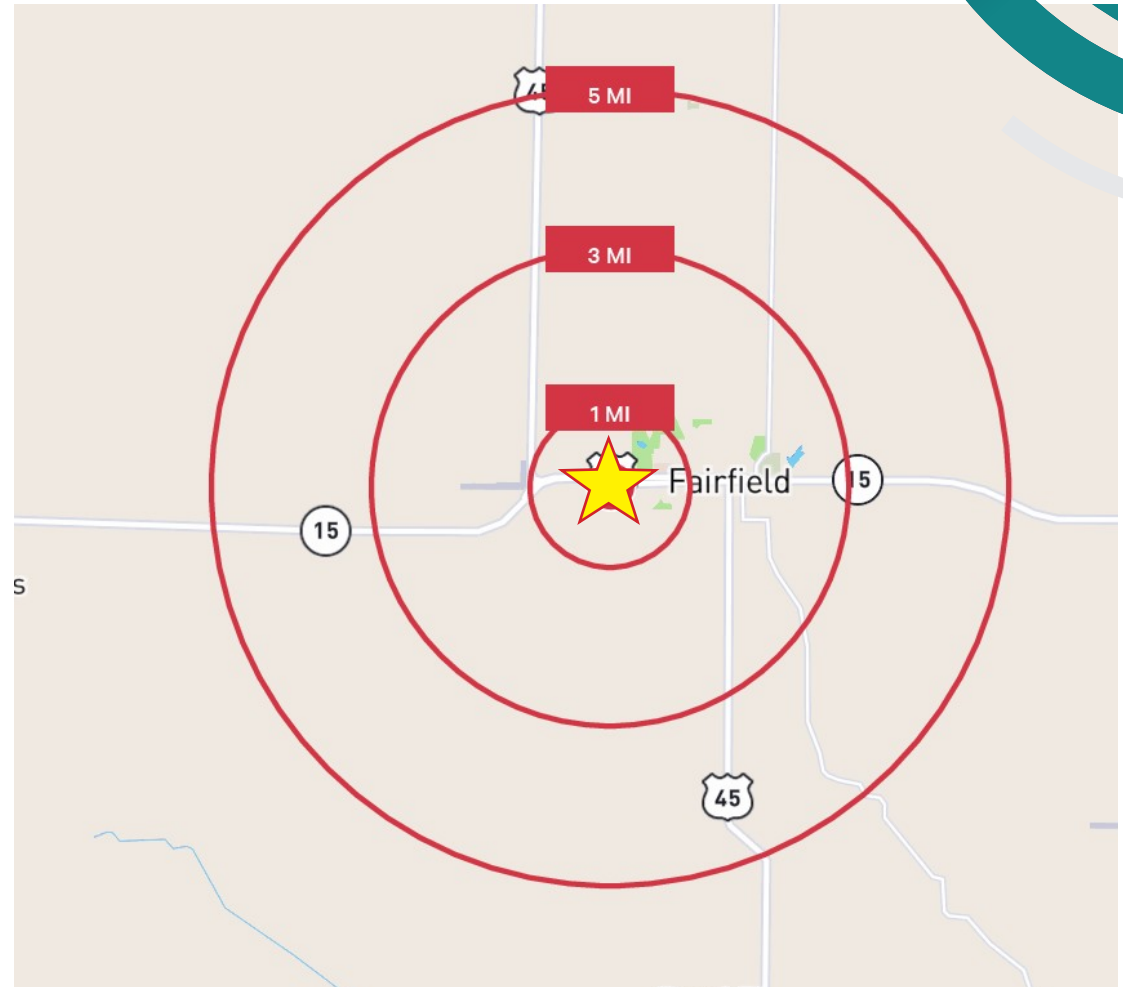
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#### DAYTIME POPULATION

2,364 - 1 mile  
6,687- 3 miles  
7,760- 5 miles



#### AVG. HOUSEHOLD INCOME

\$61,773 - 1 mile  
\$65,328 - 3 miles  
\$67,632 - 5 miles



#### MEDIAN HOUSEHOLD INCOME

\$42,632 - 1 mile  
\$47,345- 3 miles  
\$50,321- 5 miles



#### POPULATION

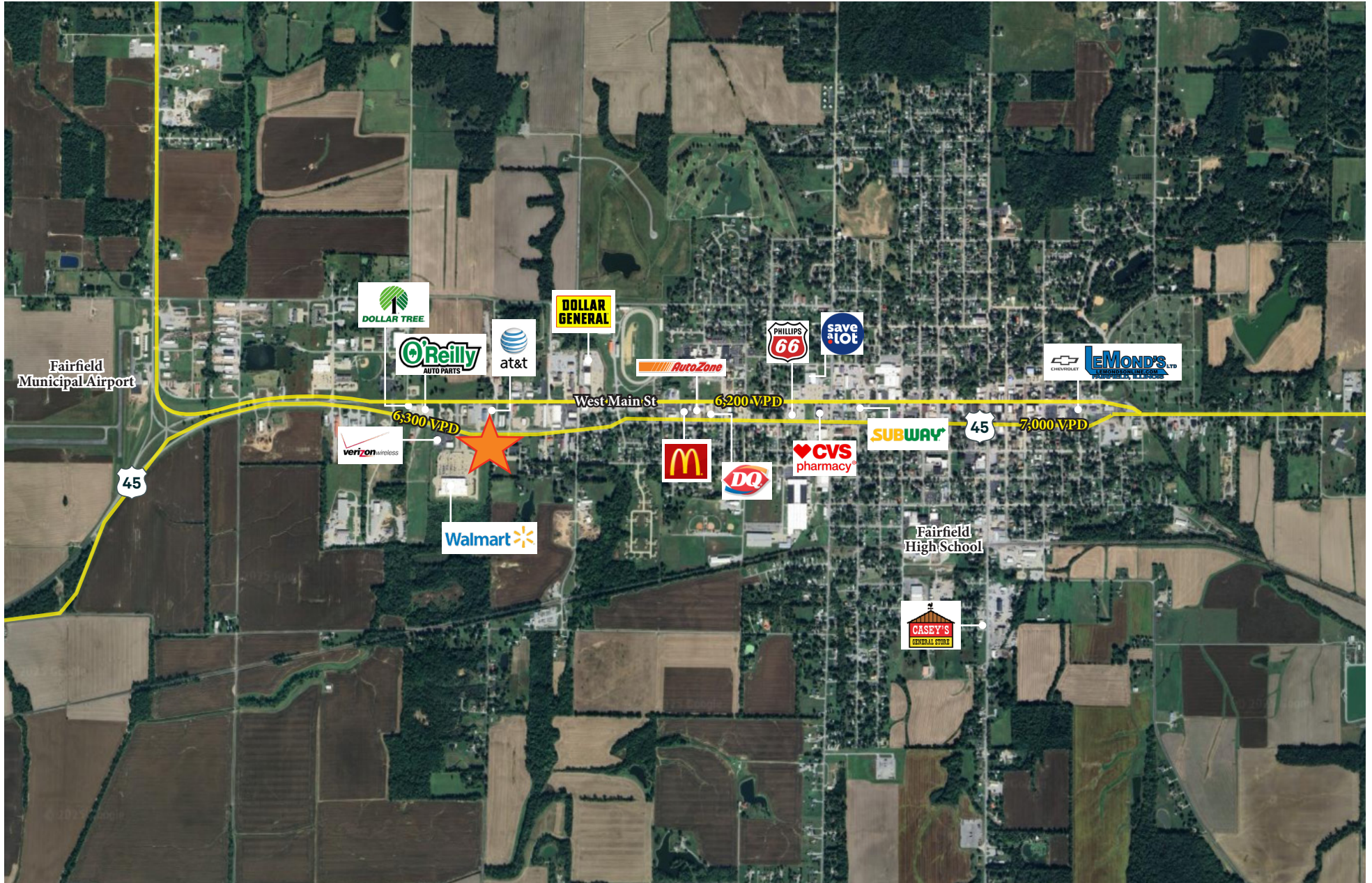
1,165- 1 mile  
5,867- 3 miles  
7,576- 5 miles



#### HOUSEHOLDS

557- 1 mile  
2,669 - 3 miles  
3,357 - 5 miles

# TRADE AREA



# SITE AERIAL

