

SINGLE OR MULTI-TENANT RETAIL REDEVELOPMENT
PERFECT FOR FOOD, AUTO, MEDICAL, AND RETAIL



Galesburg Commons

2200 N Henderson, Galesburg, IL
FOR LEASE

GROUND LEASE OR BUILD TO SUIT OPPORTUNITIES
PRIME HIGHWAY EXIT DEVELOPMENT

Expected Delivery: 2021

Area Retailers:



Adam Bell abell@coreacq.com 224.470.2211



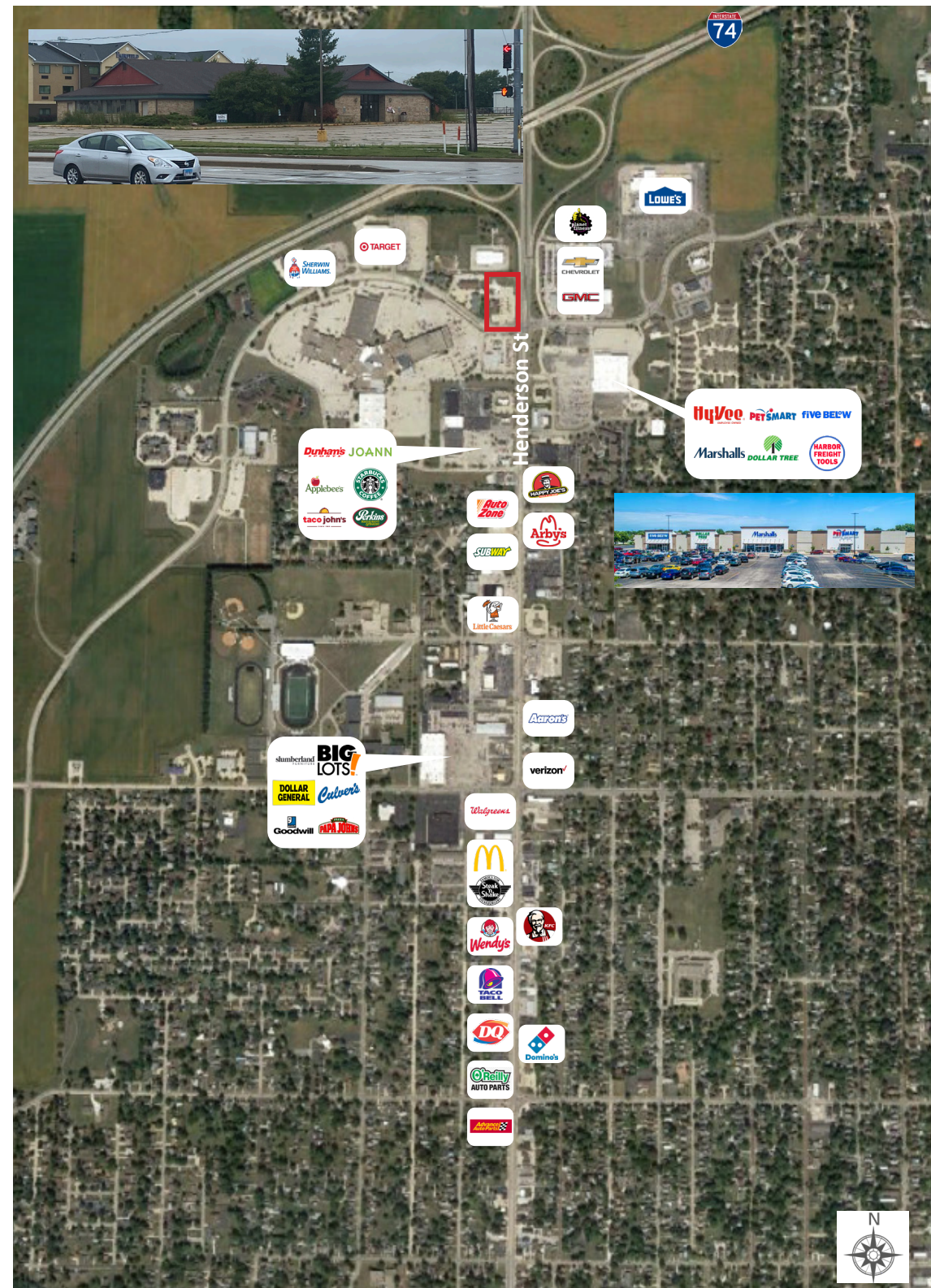
SITE HIGHLIGHTS

- New multi-tenant or single tenant development across from the recently redeveloped Galesburg Crossing with HyVee, Petsmart, Marshalls, Dollar Tree, Five Below, and Harbor Freight Tools
- Up to 15,000 square foot build to suit or ground lease positions available with multiple potential drive-thru opportunities
- The best corner location in the market at the signalized intersection of Henderson St and Carl Sandburg Dr
- Ideally located with immediate I-74 access
- Perfectly suited for freestanding or multiple users including fast food, quick service restaurants, auto, medical, financial, and general retail
- Galesburg sits along the commuting route between Bloomington/Peoria, IL and the Quad Cities
- Galesburg is the largest city in Knox County and offers a 35 mile trade area radius

DEMOGRAPHICS	5 Mile	7 Mile	10 Mile
Population	33,026	36,683	41,261
Households	13,312	14,806	16,699
Avg HH Income	\$55,324	\$56,073	\$58,068

TRAFFIC COUNTS

N Henderson: 18,900 Vehicles Per Day
 I-74: 15,400 Vehicles Per Day
 Carl Sandburg Dr: 8,400 Vehicles Per Day



SITE PLAN

Conceptual Options:

Build to Suites and Pads Available

