

Dowie
Commons

ZION,
ILLINOIS

Exceptional Retail Space For Lease!

**21st and Sheridan Road
S.E.C. Sheridan Road and 21st Street
(Illinois Route 173)**

LOCATION

Signalized intersection at the southeast corner, Sheridan Road and 21st street (Illinois Route 173), Zion, Illinois. IDOT traffic counts to show AADT of over 30,000 vehicles.

BUILDING SIZE

7,425 Square feet; units available from 1,005 square feet.

AREA

DEMOGRAPHICS and SPECIAL FEATURES

The city of Zion, Illinois has a population of over 22,000 people. Over 300,000 people live within 5 miles of the intersection, average annual household income in excess of \$60,000. Daytime employment population within one mile in excess of 10,000. For additional community information visit http://www.cityofzion.com/departments/economic_development/fast_facts.html.

CO-TENANCY

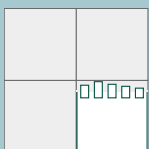
and NEIGHBORS

Tenants includes Dunkin Donuts/Baskin Robbins, Americash Loans and Great Lakes Credit Union. Neighbors include recognized category leaders including Walgreens, Jewel Foods, Dollar General, Blockbuster Video, McDonald's, and Applebee's.



For further
information,
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JAMES KAPLAN
COMPANIES, LLC

Site Information

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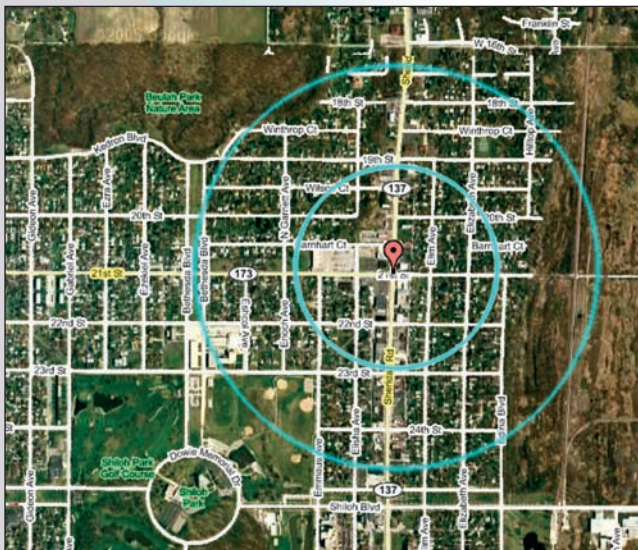
Property Statistics

- Spaces From 1,005 Square Feet
- Zoned B-3
- Newer Construction

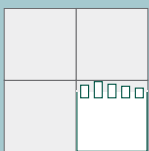
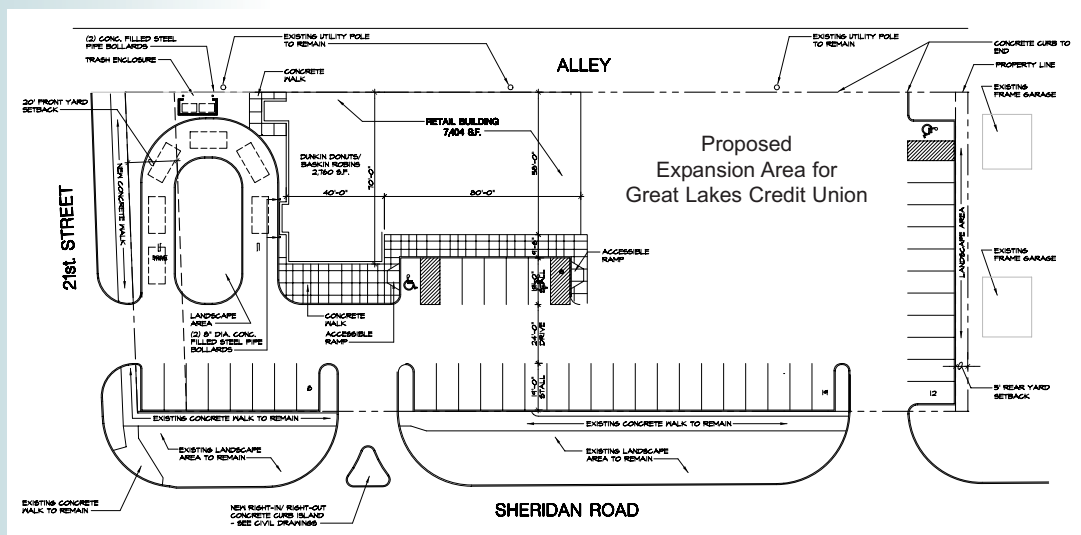
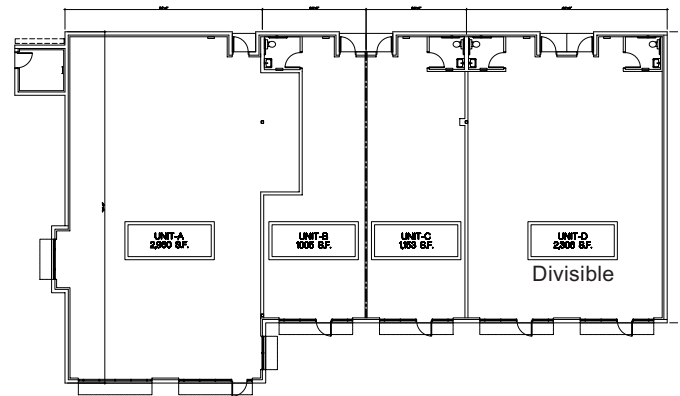
Comments

Great corner location across from Walgreens, Blockbuster Video and Applebee's.

Class A building with good window lines. Great co-tenancy.



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