

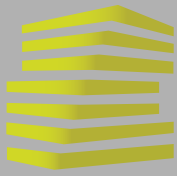
# FORMER JOANN FOR SALE OR LEASE

1611 S WEST AVE

FREEPORT, IL



**LOCATION.**  
commercial real estate



# 1611 S WEST AVE

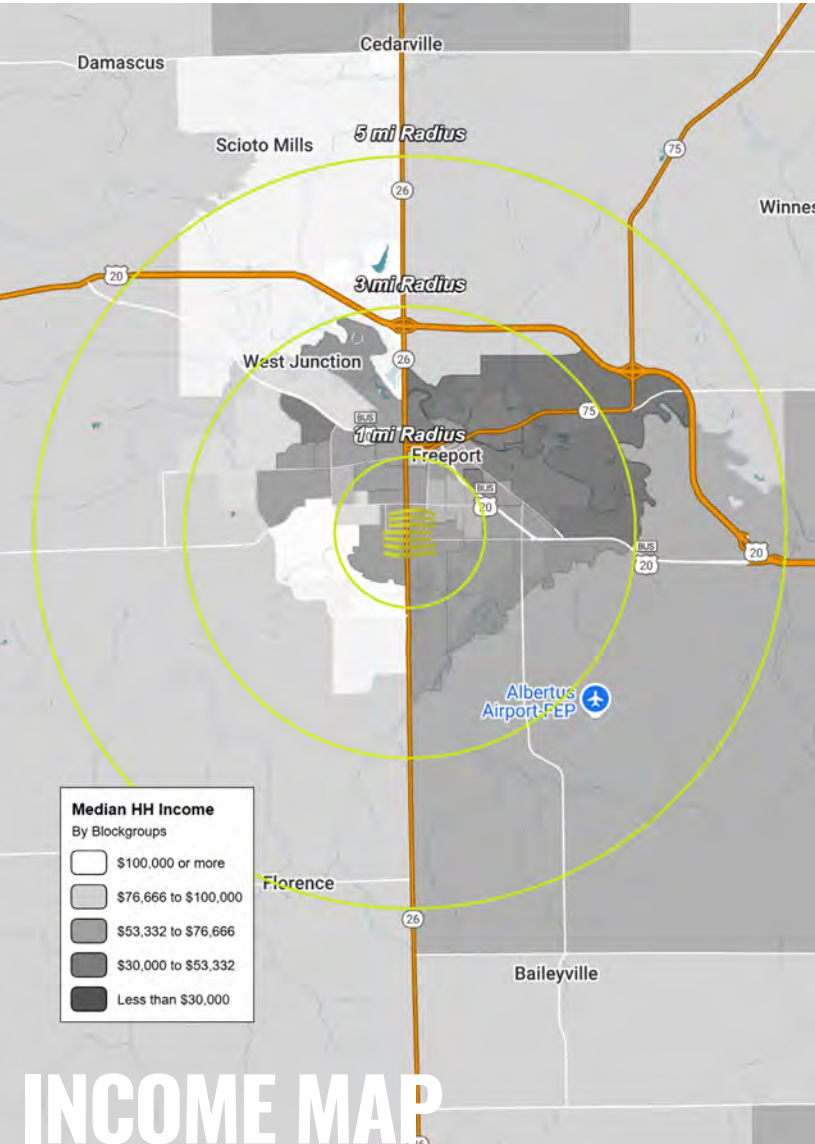
## NEIGHBORHOOD VIBE

ALEX APTER

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### TRADE AREA OVERVIEW

FREEPORT IS A HISTORIC CITY LOCATED IN STEPHENSON COUNTY, APPROXIMATELY 25 MILES WEST OF ROCKFORD AND 100 MILES NORTHWEST OF CHICAGO. KNOWN AS THE "PRETZEL CITY" FOR ITS RICH GERMAN HERITAGE AND FAMED PRETZEL MANUFACTURING, FREEPORT HAS LONG SERVED AS A REGIONAL HUB FOR COMMERCE, EDUCATION, AND INDUSTRY IN NORTHWEST ILLINOIS. THE CITY BLENDS SMALL-TOWN CHARM WITH A STRONG SENSE OF COMMUNITY AND ECONOMIC RESILIENCE.

FREEPORT IS HOME TO SEVERAL MAJOR EMPLOYERS, INCLUDING FHN (FREEPORT HEALTH NETWORK), A REGIONAL MEDICAL PROVIDER WITH A FULL-SERVICE HOSPITAL, AND HIGHLAND COMMUNITY COLLEGE, WHICH SERVES AS A KEY EDUCATIONAL AND WORKFORCE TRAINING INSTITUTION. OTHER LEADING EMPLOYERS INCLUDE THE FREEPORT SCHOOL DISTRICT, HONEYWELL INTERNATIONAL, AND NEWELL BRANDS, WHICH OPERATES MANUFACTURING AND DISTRIBUTION FACILITIES IN THE AREA.

THE CITY OFFERS NUMEROUS RECREATIONAL AND CULTURAL AMENITIES. KRAPE PARK, A 200-ACRE DESTINATION, FEATURES A HISTORIC CAROUSEL, WATERFALLS, AND SCENIC WALKING TRAILS. THE JANE ADDAMS TRAIL PROVIDES ACCESS TO OVER 17 MILES OF BIKING AND HIKING PATHS, CONNECTING TO THE LARGER REGIONAL TRAIL NETWORK. DOWNTOWN FREEPORT IS UNDERGOING ONGOING REVITALIZATION AND FEATURES HISTORIC ARCHITECTURE, LOCAL SHOPS, RESTAURANTS, AND COMMUNITY EVENTS.

SIGNATURE EVENTS IN FREEPORT INCLUDE THE PRETZEL CITY BREWFEST, CRUISE NIGHT, AND THE ANNUAL FREEPORT ART MUSEUM FESTIVALS. THESE EVENTS CELEBRATE LOCAL CULTURE AND DRAW RESIDENTS AND VISITORS ALIKE TO THE HEART OF THE COMMUNITY.

WITH A LEGACY ROOTED IN MANUFACTURING AND A FOCUS ON FUTURE-FORWARD DEVELOPMENT, FREEPORT CONTINUES TO INVEST IN INFRASTRUCTURE, BUSINESS SUPPORT, AND QUALITY OF LIFE. ITS CENTRAL LOCATION, AFFORDABLE REAL ESTATE, AND COMMITMENT TO GROWTH MAKE IT AN APPEALING TRADE AREA IN NORTHWEST ILLINOIS.

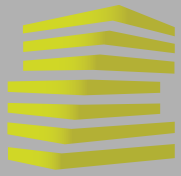
### DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	8,097	23,981	26,735
HOUSEHOLDS	3,577	10,701	11,902
EMPLOYEES	3,117	12,491	13,036
MED HH INCOME	\$55,504	\$53,180	\$56,952

### AREA RETAIL | RESTAURANTS







# 1611 S WEST AVE

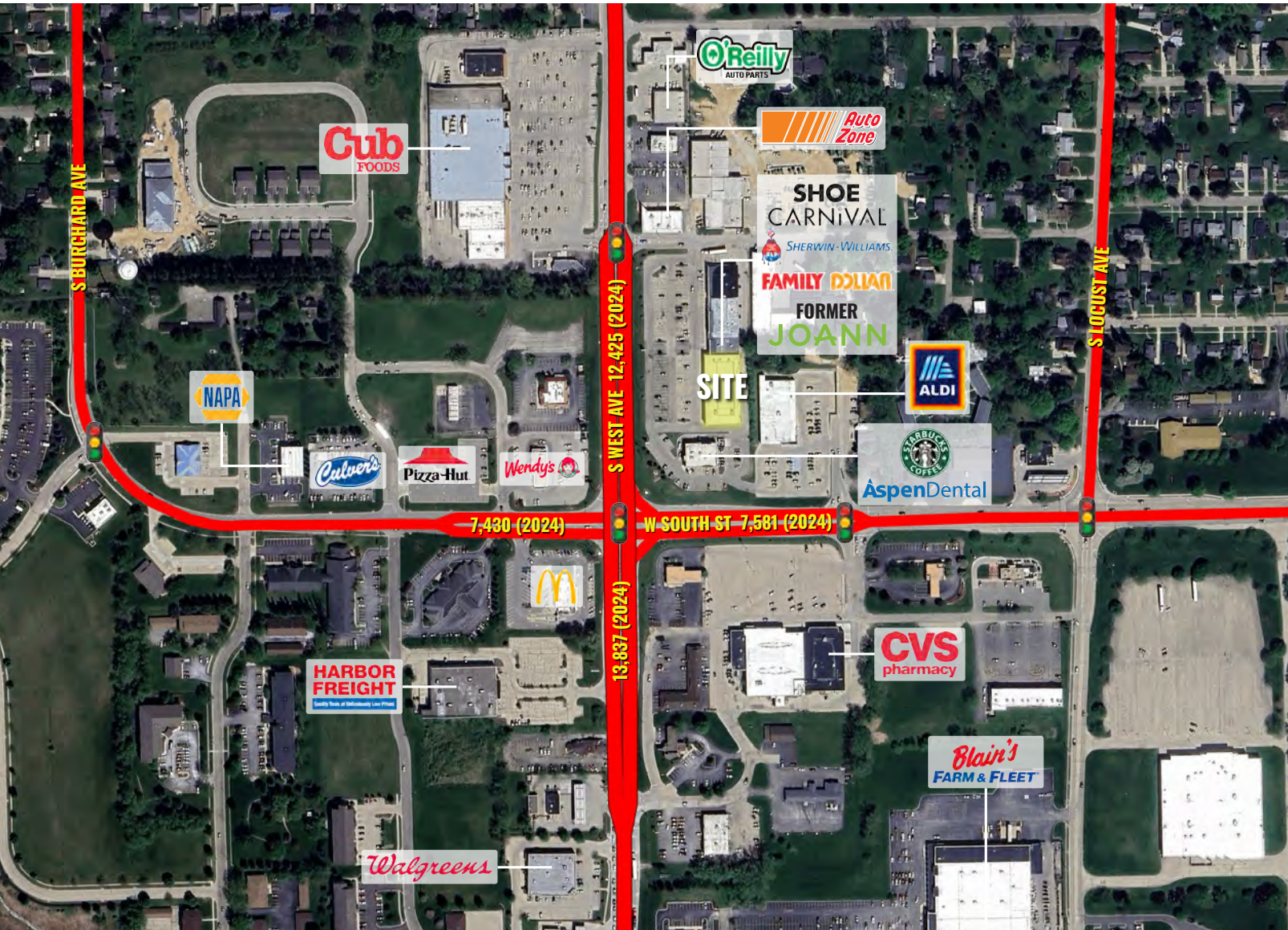
## ZOOM AERIAL & DETAILS

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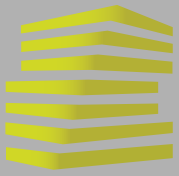


- 18,000 SF AVAILABLE
- STRONG VISIBILITY WITH EASY ACCESS NEAR SIGNALIZED INTERSECTION
- SURROUNDING RETAILERS INCLUDE WALMART, MENARDS, ALDI, CUB FOODS AND BLAIN'S FARM & FLEET
- 22,000 VPD AT INTERSECTION
- CALL BROKER FOR PRICING AND INFO



360 TOUR





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## MARKET AERIAL

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