



**LOCATION.**  
commercial real estate



# LITCHFIELD CROSSING

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LITCHFIELD, IL



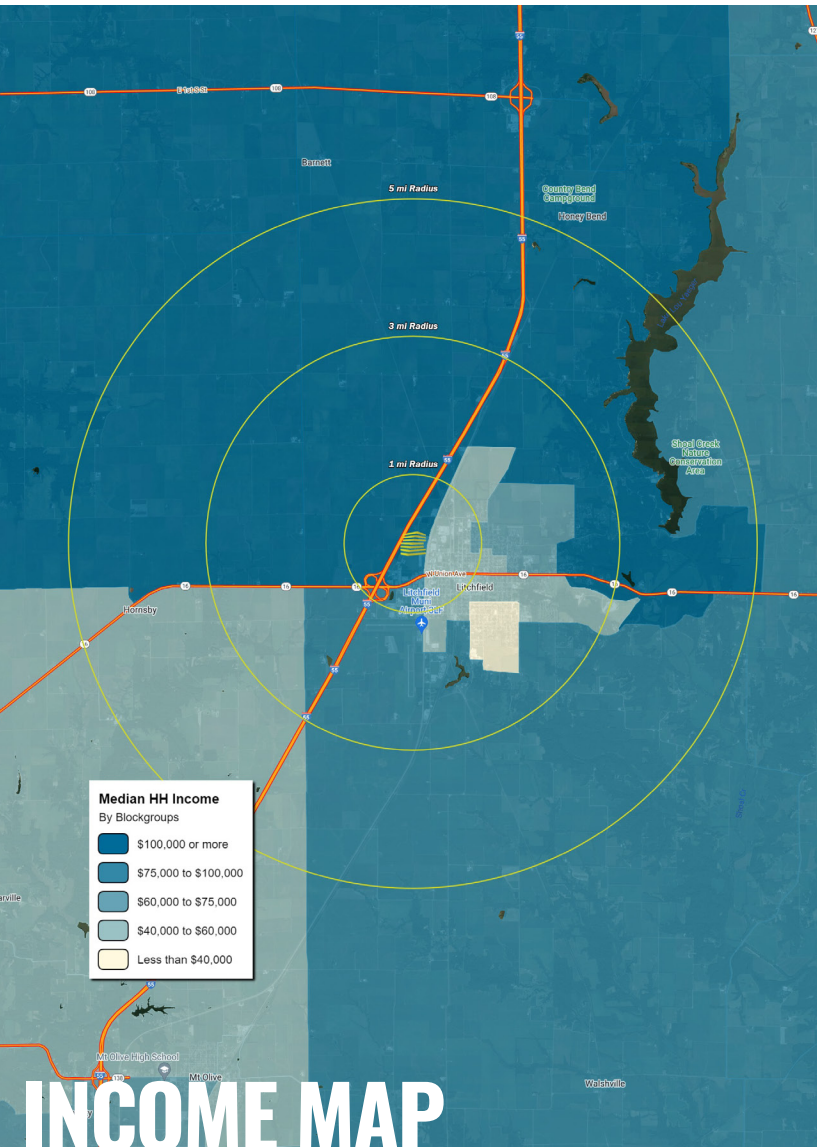


# LITCHFIELD CROSSING

## NEIGHBORHOOD VIBE

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### TRADE AREA OVERVIEW

Litchfield, IL is located along three major crossroads, Route 66, Route 16, and Interstate 55, and is best known as the halfway point between Illinois' capital, Springfield, and St. Louis, Missouri. It is a city known for its Route 66 icons, expansive lake, and lush landscapes. Litchfield is the economic and commercial hub of a two-country area, serving a population of approximately 75,000 residents of Montgomery and Macoupin counties. Approximately 1.5 million people live within a fifty-mile radius of Litchfield.

Litchfield began in 1853 with the genesis of the Terre Haute, Alton, and St. Louis Railroad. When the Civil War came, Litchfield was the first in the State to respond to the President's call. One company from Litchfield was used to help form the Seventh Illinois Volunteer Infantry Regiment. This was the first in the State of Illinois. Litchfield has continued to adapt to the changing transportation industry, and with the development of the interstate system, Litchfield has continued to expand.

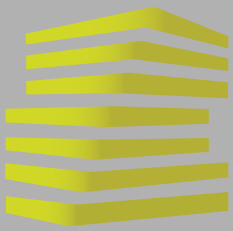
The Downtown area of Litchfield features historic streetscapes that house many specialty businesses. It is the center of the community and includes the historic Carnegie Building that houses the Litchfield Tourism Office and the Litchfield Chamber of Commerce. The surrounding park is where many events, such as concerts and festivals, take place throughout the year.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	1,377	6,975	8,063
<b>HOUSEHOLDS</b>	595	3,000	3,439
<b>EMPLOYEES</b>	3,807	5,344	5,394
<b>MED HH INCOME</b>	\$53,357	\$53,193	\$57,689

### AREA RETAIL | RESTAURANTS





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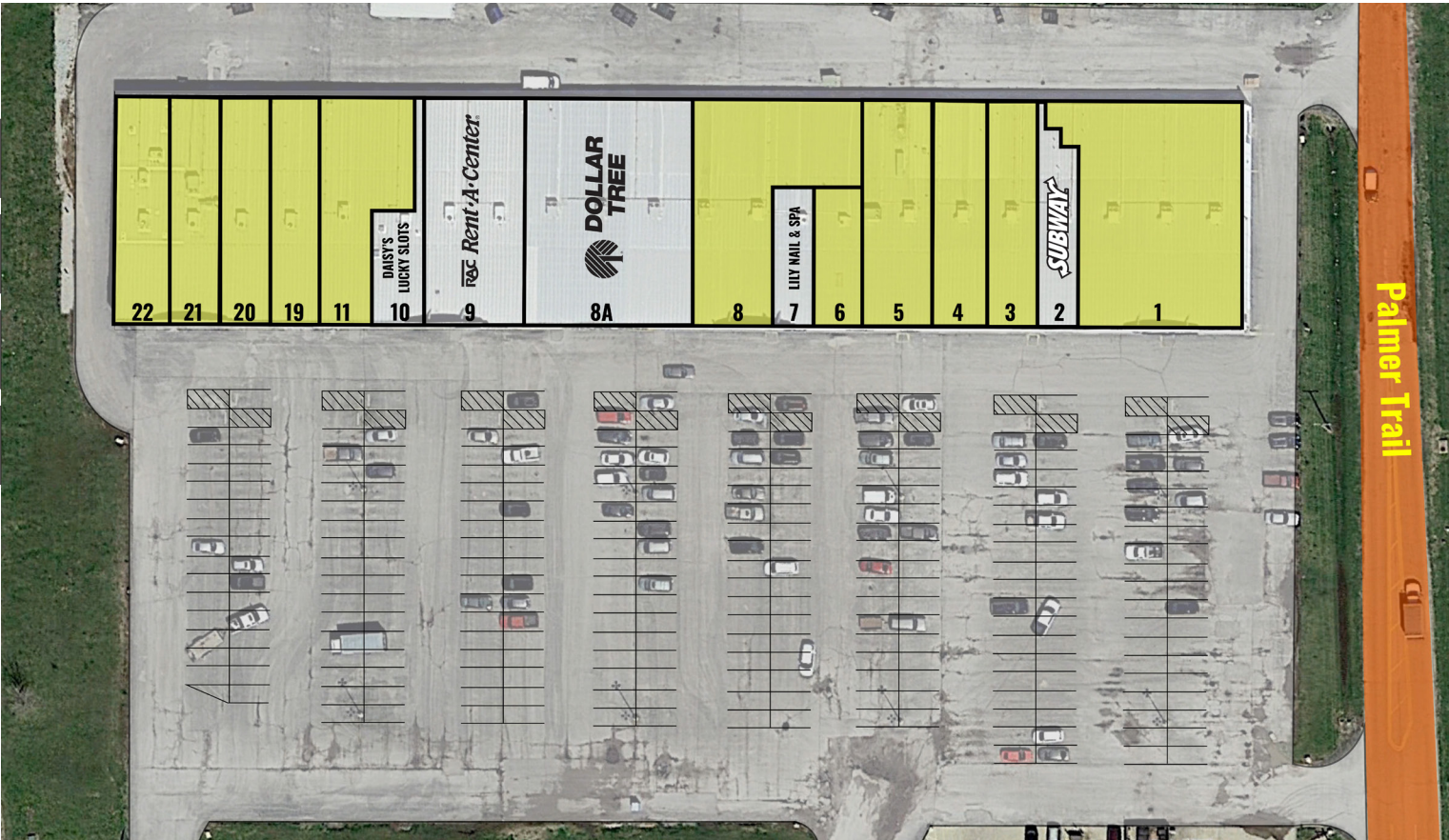
## PHOTOS + DETAILS

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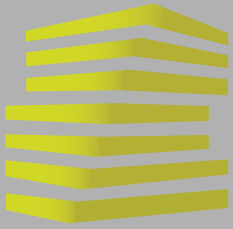
#### AVAILABILITY

1	AVAILABLE	7,804 SF
2	SUBWAY	1,736 SF
3	AVAILABLE	2,478 SF
4	AVAILABLE	2,546 SF
5	AVAILABLE	3,371 SF
6	AVAILABLE	1,423 SF
7	LILY NAIL & SPA	1,205 SF
8A	AVAILABLE	4,581 SF
8	DOLLAR TREE	9,000 SF
9	RENT A CENTER	4,778 SF
10	DAISY'S LUCKY SLOTS	1,465 SF
11	AVAILABLE	3,284 SF
19	AVAILABLE	2,339 SF
20	AVAILABLE	2,304 SF
21	AVAILABLE	2,088 SF
22	AVAILABLE	2,304 SF

### 360 VIRTUAL TOURS AVAILABLE SUITES

- SUITE 1
- SUITE 3
- SUITE 5
- SUITE 6
- SUITE 8A
- SUITE 11
- SUITE 19
- SUITE 20
- SUITE 21
- SUITE 22

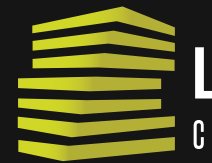
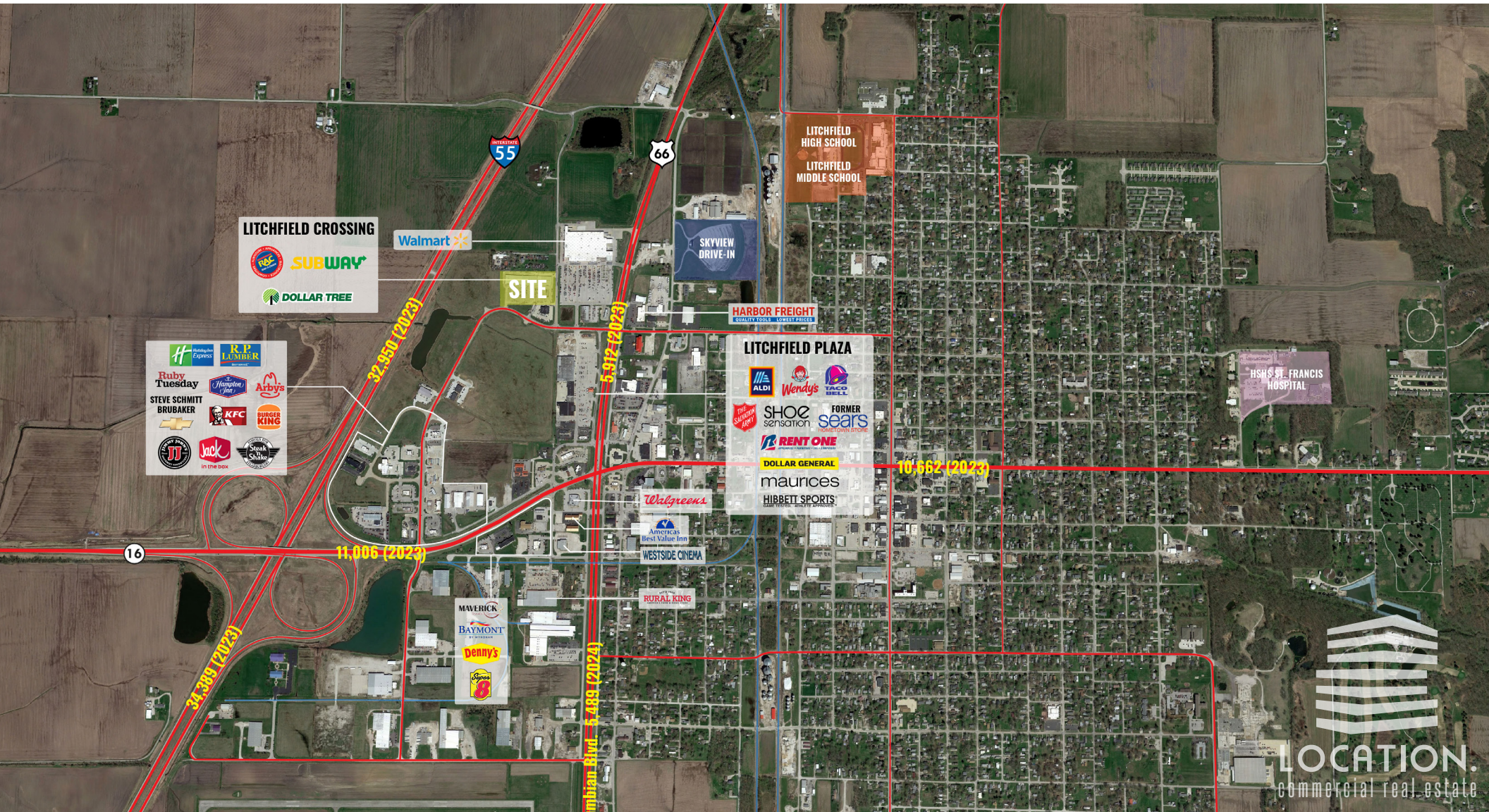
- SPACE AVAILABLE FOR LEASE AT WALMART SHADOW ANCHORED CENTER IN LITCHFIELD, IL
- JOIN DOLLAR TREE, RENT-A-CENTER, AND SUBWAY
- FORMER RESTAURANT SPACE AVAILABLE
- SHOP SPACE AVAILABLE FROM 1,423 SF - 12,319 SF
- CALL BROKER FOR PRICING



# LITCHFIELD CROSSING MARKET AERIAL

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