

2806 E ANDREW RD

2806 E ANDREW RD, SHERMAN, IL 62684



PROPERTY SUMMARY



LOCATION DESCRIPTION

Situated in an area with strong retail activity, this location offers convenient access to nearby points of interest such as the Illinois State Fairgrounds, drawing crowds and fostering increased visibility for retail tenants. The nearby Lincoln Land Community College and Sherman Elementary School contribute to a steady influx of potential customers. With its close proximity to major highways and a growing residential community, the area presents an attractive opportunity for businesses looking to establish a prominent retail presence. The thriving local scene and accessibility make this location a promising choice for retail endeavors.

PROPERTY HIGHLIGHTS

- Prime build-to-suit or ground lease opportunity
- Customizable lot for tailored business needs
- High visibility in a strategic location
- Versatile land ready for development

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	4 SF
Lot Size:	3.64 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,370	2,537	8,066
Total Population	3,741	6,643	19,411
Average HH Income	\$175,010	\$157,303	\$118,421

info@legacypro.com | 615.610.0885

Legacy Commercial Property

209 Powell Place, Brentwood, TN 37027

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ADDITIONAL PHOTOS



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RETAILER MAP



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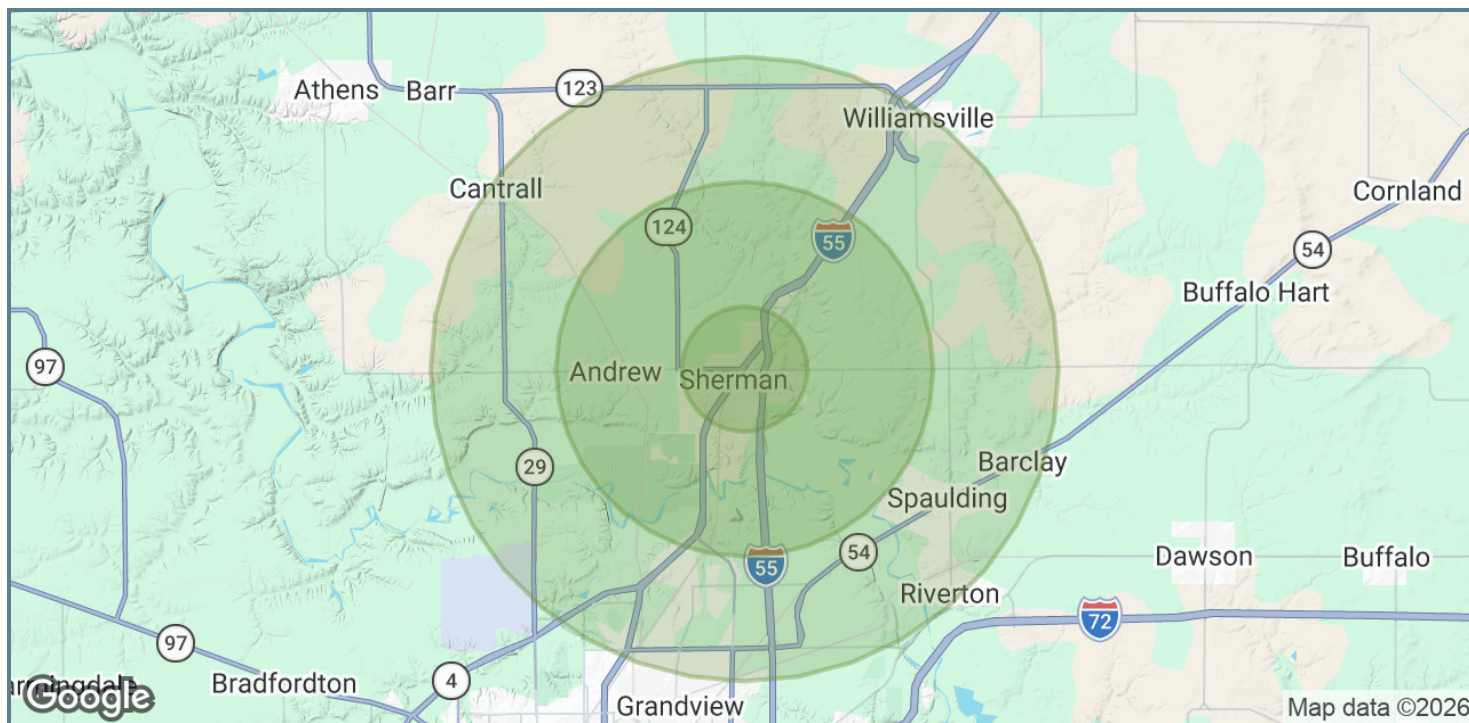
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,741	6,643	19,411
Average Age	42	43	43
Average Age (Male)	40	41	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,370	2,537	8,066
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$175,010	\$157,303	\$118,421
Average House Value	\$345,487	\$319,210	\$222,419

2020 American Community Survey (ACS)

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