



1037-1039 S. Oakwood Ave.

Geneseo, Illinois 61254

Property Features

- 9,524 SF fully occupied 2 tenant retail strip
- 1.61-acre site
- B-2 "Business District Highway" zoning classification
- 9,224 SF occupied by DG Retail LLC d/b/a Dollar General
- 300 SF occupied by Rustic Shears, hair salon
- Ample parking
- 9% Projected CAP Rate
- \$48,350 Estimated NOI
- 7,400 (ADTC) per State of Illinois
- Immediate neighbors include: Walgreens, Dairy Queen, Pizza Hut, McDonalds



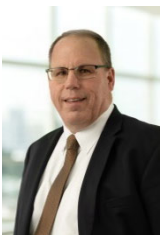
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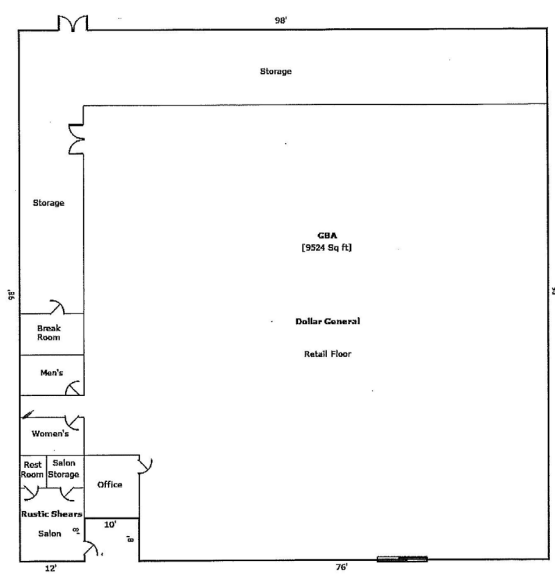


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