Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Property Highlights

- Fully leased retail strip center (100% occupied)
- Projected 2026 NOI: $354,020.32
- Newer construction – built in 2017
- 18,120 SF multi-tenant retail building on 1.66 acres
- Strong, diversified tenant mix: World Finance, VIP Nails, Armed Forces Career Center, OneMain Financial, Verizon, Great Clips, State Farm, ImpactLife, Sun Loan
- Balanced mix of national, regional, and service-oriented tenants in the Seminary Square Commercial development
- Excellent visibility and access along primary retail corridor
- Shadow anchored by Walmart Supercenter, Aldi, and Menards
- Immediate access to I-74 / US-34 (Kansas City–Chicago Expressway)
- Strong traffic drivers and established retail node
- Stabilized, income-producing asset with consistent cash flow
- Attractive long-term investment in a proven Galesburg retail corridor

Stabilized Strip Center

503 Knox Square Dr., Galesburg, IL

FOR SALE	$5,900,000
BUILDING SIZE	18,120 SF

Details

Parcel	95-35-302-005
Lot Size	1.66 Acres
Taxes	$91,416.27 (2026 est.)
Zoning	B-2
Year Built	2017
Number of Units	9 – 100% Occupied

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For Sale

18,120 SF

Stabilized Strip Center





Great Clips
Mr. Puffs VAPES
SUN LOAN COMPANY AND TAX SERVICE
ImpactLife
Changing The World Together
World Acceptance Corporation
StateFarm
verizon
Springleaf Financial
VIP NAILS
Armed Forces Career Center



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For Sale

18,120 SF

Stabilized Strip Center

KEY FACTS

31,572
Population

42.5 Median Age

2.1
Average Household Size

13,560
Total Households

EDUCATION

8.66%	7.79%	19.15%	13.26%
No High School Diploma	High School Graduate	Some College	Bachelor's/ Grad

BUSINESS

1,300
Total Businesses

17,014
Total Employees

EMPLOYMENT

4,607
Retail Trade Employees

703
Finance/Ins/Real Estate Emp

1,044
Manufacturing Employees

1,618
Eating & Drinking Employees

3.7% Unemployment Rate

INCOME

$46,032
Median Household Income

$27,429
Per Capita Income

$101,390
Median Net Worth

Households by Income

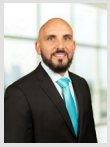
The largest group : < $15,000 (17.57%)
The smallest group : $200,000+ (2.18%)

Indicator	Value(%)
< $15,000	17.57
$15,000 - $24,999	11.6
$25,000 - $34,999	8.92
$35,000 - $49,999	15.04
$50,000 - $74,999	15.83
$75,000 - $99,999	12.04
$100,000 - $149,999	12.32
$150,000 - $199,999	4.51
$200,000+	2.18

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POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

31,572	13,354	42.5
Population	Households	Median Age
2.1	$46,032	$100,459
Avg Size Household	Median Household Income	Median Home Value
47	157	52.7
Wealth Index	Housing Affordability	Diversity Index

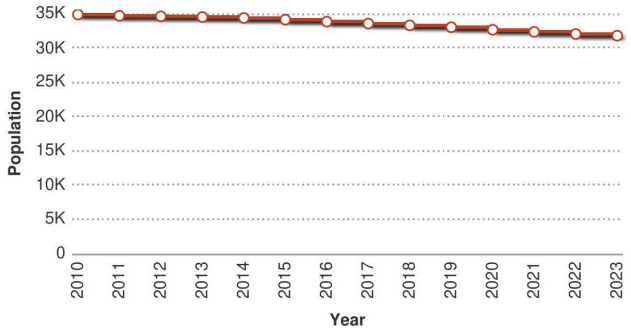
HISTORICAL & FORECAST POPULATION

2019-2024 Historic Growth Rate: **-0.83%**

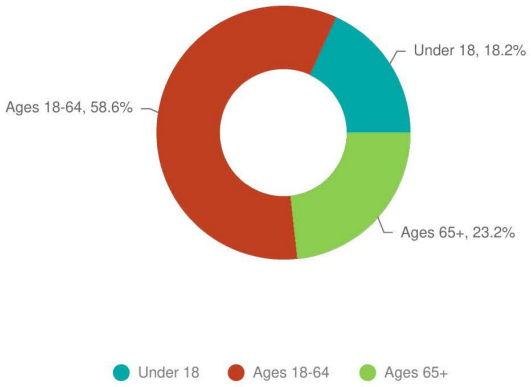
2024-2029 Forecasted Growth Rate: **-0.9%**

Household Population: **27,063**

Population Density: **389**



POPULATION BY AGE



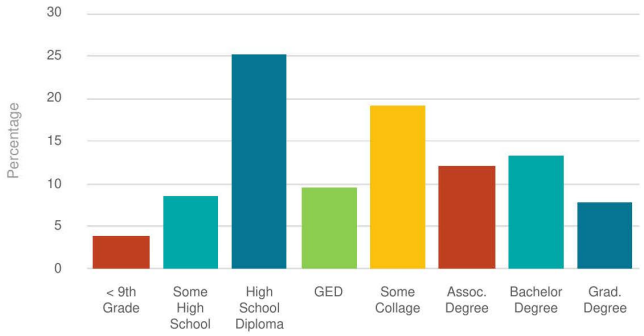
DAYTIME POPULATION

33,898	18,083
2024 Total Daytime Population	2024 Daytime Pop: Residents
15,815	432
2024 Daytime Pop: Workers	2024 Daytime Pop Density

POPULATION BY GENERATION

6.95%	22.86%	18.38%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
21.53%	22.06%	8.23%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

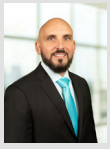
POPULATION BY EDUCATION



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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING

28,039,521	18,272,938	32,444,593	17,438,190	262,362,049
Meals at Restaurants	Apparel & Services	Entertainment/ Recreation	Home Services	Retail Goods

ANNUAL LIFESTYLE SPENDING

$22,303,236 Travel	$514,439 Theatre/Operas/Concerts	$413,992 Movies/Museums/Parks	$924,918 Sports Events	$8,264,258 Pets
$78,731 Online Gaming	$4,842,727 Cash Gifts to Charities	$5,410,593 Life/Other Insurance	$12,371,379 Education	$1,603,808 RV (Recreational Vehicles)

TAPESTRY SEGMENTS



5E

LifeMode Group: GenXurban
Midlife Constants
1,953 Households
Household Percentage: 14.62%
Average Household Size: 2.31
Median Age: 47
Median Household Income: $53,200



12B

LifeMode Group: Hometown
Traditional Living
1,953 Households
Household Percentage: 14.62%
Average Household Size: 2.51
Median Age: 35.5
Median Household Income: $39,300



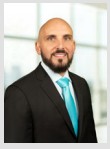
6F

LifeMode Group: Cozy Country Living
Heartland Communities
1,886 Households
Household Percentage: 14.12%
Average Household Size: 2.39
Median Age: 42.3
Median Household Income: $42,400

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