



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

New 2023 Construction Retail Building | Former Family Dollar/Dollar Tree | Wyoming, IL

Sale Price: \$1,100,000

Lease Price: \$9.00/ SF NNN



SALE OR LEASE

503 S 7th St.

Wyoming, IL 61491

10,500 SF

RETAIL

SALE PRICE

\$1,100,000

BUILDING SIZE

10,500 SF

TAX PIN

07-01-109-026

OF PARKING SPACES

53

LEASE PRICE

\$9.00/ SF NNN

ZONING

C-1 Commercial

YEAR BUILT

2023

LOT SIZE

1.60 AC

PROPERTY DESCRIPTION

This newly constructed 10,500 SF former Family Dollar/Dollar Tree building offers a turnkey retail opportunity for sale or lease in Wyoming, Illinois. Built in 2023, the property features modern construction with attractive stone façade finishes, ample on-site parking, and excellent frontage along Illinois Route 91 (S. 7th Street). Designed for flexible single-tenant or subdivided retail use, the building provides high visibility, strong local traffic exposure, and proximity to established neighborhood amenities, making it ideal for discount, convenience, medical, or service-oriented users seeking a modern retail footprint in a stable rural market.

AREA DESCRIPTION

The subject property is located just 30 miles north of Peoria, along Illinois Route 91 (South 7th Street), the primary commercial corridor through Wyoming, Illinois. This property benefits from excellent visibility and convenient access for both local residents and regional travelers. Wyoming, a Stark County community of approximately 1,500 residents with a median household income around \$57,000, serves as a retail and service hub for surrounding rural towns within the Peoria regional trade area. The site is surrounded by complementary uses including Casey's General Store, Shell, Dollar General, and local dining and service businesses, drawing consistent daily traffic from commuters and residents alike. Its position along a major route connecting Peoria and north-central Illinois communities provides a stable customer base and support for retail and essential service operations.



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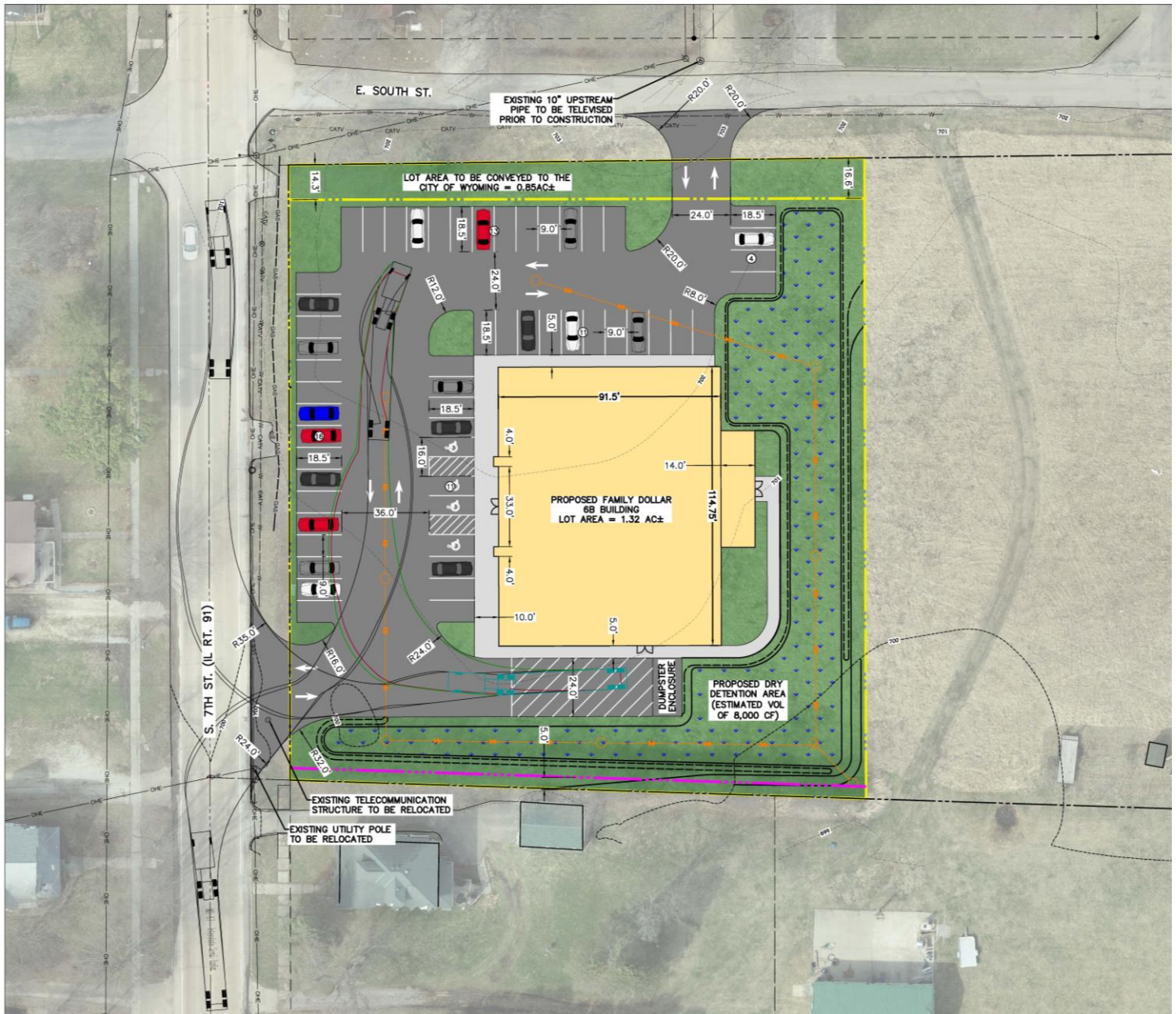
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**SALE OR
LEASE**

SITE PLAN



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