



GERMANTOWN CROSSING OUTLOT

0.74-acre Commercial Development Site

REMAX Traders Unlimited is exclusively offering the last available outparcel at the Germantown Crossing Shopping Center, in Metamora, IL. The lot on Jubilee Lane totals ~0.74 usable acres and the commercial zoning makes the site ideal for restaurants, medical, service or specialty retail users. The location offers the visibility, co-tenancy, and demographics to support success. Utilities are available in the area, and the property benefits from the existing traffic and customer draw of Germantown Crossing.

The property is available for sale, ground lease, or build-to-suit. The parcel also sits in an Enterprise Zone, which offers a developer a variety of potential benefits and incentives.

Area Overview. Germantown Crossing is a well-established, highly visible neighborhood retail center. The center's key tenants include Nena's Ace Hardware, CEFCU, Subway, Pizza Hut, Casey's General Store, Dollar General, Anytime Fitness, among others. This well-positioned development offers outstanding access, daily convenience, and essential services for the surrounding community. Germantown Crossing serves the affluent, growing community of Germantown Hills where the median household income is approximately \$147,000. Positioned along Illinois Route 116, the center sees over 17,000 VPD.

Key Highlights

- Strong exposure with over 16,000–17,000 vehicles per day on Route 116 / Jubilee Lane corridor
- Convenient access and shared parking opportunities within the center
- Directly next to Dollar General, benefiting from strong daily customer traffic
- 5-mile radius: ~27,000 residents | 10-mile radius: ~183,000 residents

Please reach out to the REMAX Traders Unlimited team for additional details.

~0.74
USABLE ACRES

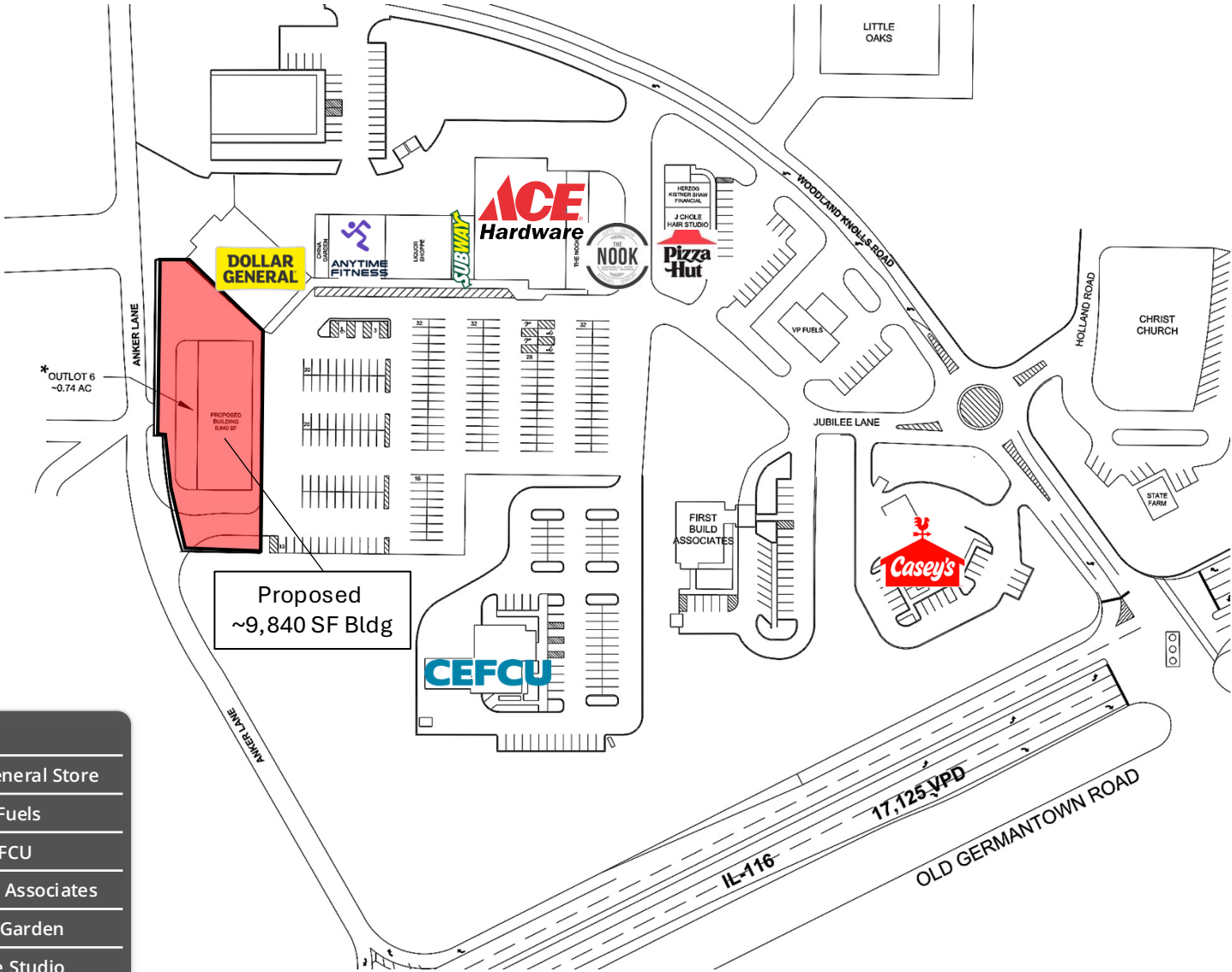
\$147k
MEDIAN AREA INCOME

~17,125
VPD IL 116



Property Details	
ADDRESS	Jubilee Lane
CITY, STATE, ZIP	Metamora, IL 61548
COUNTY	Woodford County
PARCEL ID	08-29-403-013
LOT SIZE (ACRES)	1.42 Total 0.74 Usable
ZONING	Commercial

Tenant Roster	
Dollar General	Casey's General Store
Ace Hardware	VP Fuels
Anytime Fitness	CEFCU
Subway	First Build Associates
Pizza Hut	China Garden
The Nook	J Chole Studio







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