

OFFICE FOR SALE & LEASE

2,800 SF MEDICAL OFFICE BUILDING

821 POPLAR STREET, HIGHLAND, IL 62249

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



REDUCED SALE PRICE: \$320,000
LEASE RATE: \$3,500/MONTH GROSS

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COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269
618.277.4400
BARBERMURPHY.COM

PRESENTED BY:

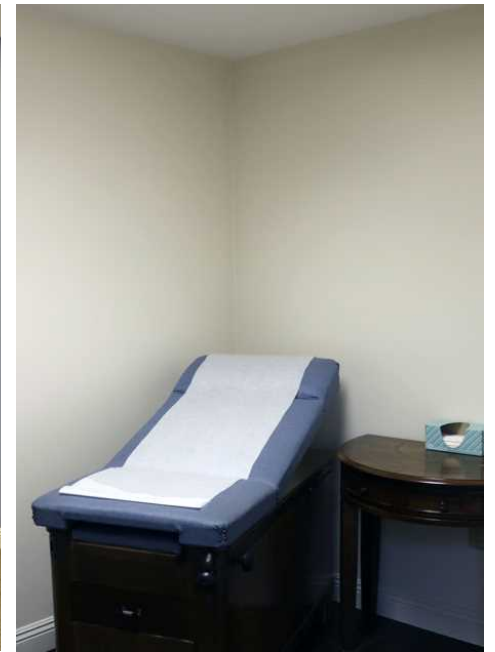
MIKE DURBIN
Broker Associate
cell: (618) 960-8675
miked@barbermurphy.com

Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



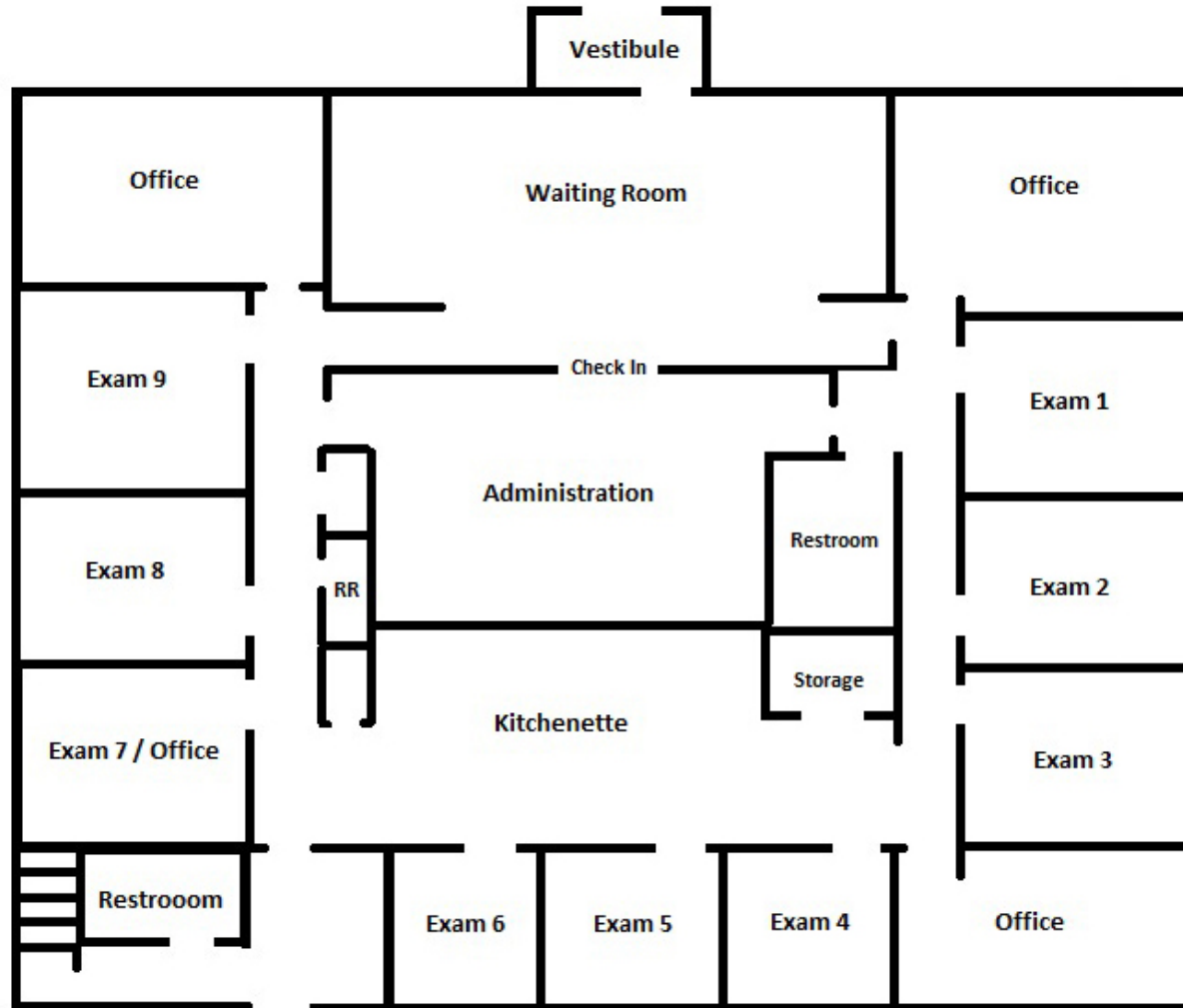
PROPERTY PHOTOS

821 Poplar Street | Highland, IL 62249



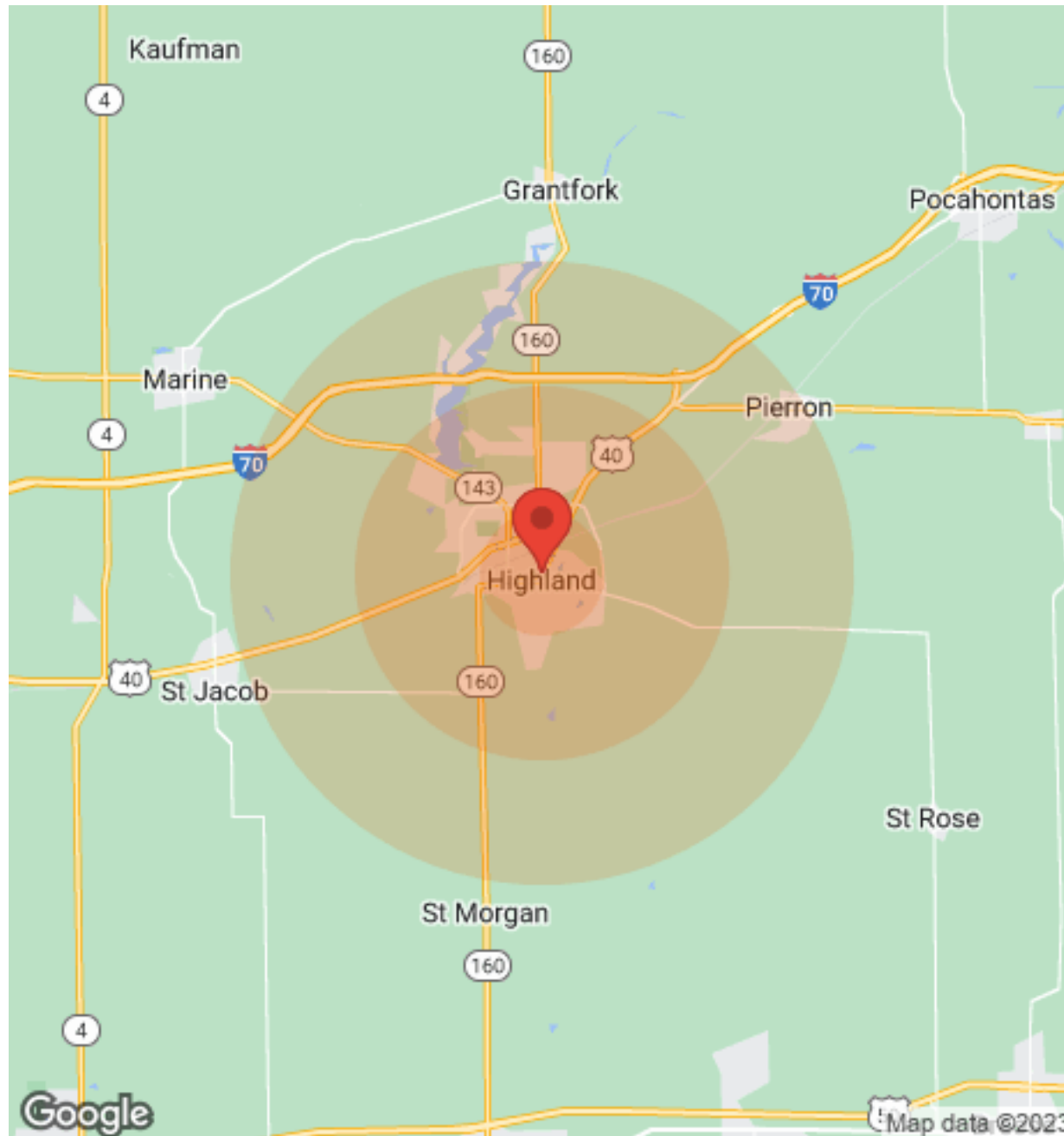
FLOOR PLAN

821 Poplar Street | Highland, IL 62249



DEMOGRAPHICS

821 Poplar St
821 Poplar Street | Highland, IL 62249



Population	1 Mile	3 Miles	5 Miles
Male	942	5,882	7,565
Female	945	6,425	8,089
Total Population	1,887	12,307	15,654

Income	1 Mile	3 Miles	5 Miles
Median	\$29,112	\$61,494	\$67,819
< \$15,000	104	351	405
\$15,000-\$24,999	163	425	474
\$25,000-\$34,999	213	705	793
\$35,000-\$49,999	98	514	598
\$50,000-\$74,999	157	1,054	1,311
\$75,000-\$99,999	31	727	983
\$100,000-\$149,999	40	769	958
\$150,000-\$199,999	17	194	381
> \$200,000	N/A	132	145

Housing	1 Mile	3 Miles	5 Miles
Total Units	925	5,187	6,403
Occupied	839	4,886	6,052
Owner Occupied	423	3,524	4,627
Renter Occupied	416	1,362	1,425
Vacant	86	301	351

OFFICE/RETAIL PROPERTY INFO

821 Poplar Street | Highland, IL 62249

SQUARE FOOT INFO

Building SF:	2,809
Direct Lease:	2,809
Office SF:	2,809
Retail SF:	2,809

LISTING # 2362

PROPERTY INFO

APN:	01-1-24-04-05-101-004; 01-1-24-04-05-101-003
County:	IL - Madison
Zoning:	C-2 Commercial District - City
Property Taxes:	\$7,548 - 2022
Prior Use:	Medical Office
Parking:	39 Spots
Traffic Count:	9,300



STRUCTURAL DATA

Year Built:	1963
Rehab Year:	2014
Floors:	1
Construction Type:	Brick Exterior
Min-Max Clearance:	7'-10'

SALE/LEASE INFO

Price:	\$320,000
Lease Rate:	\$3,500/Month, Gross

PROPERTY DESCRIPTION

Office was fully renovated in 2014/2015.. 8 exam rooms with sinks and 4 offices. 3 Restrooms (1 ADA). Admin counters and desks are built in. New HVAC and water Heater (2015). New roof in 2015 and parking lot was paved in 2016. Partial basement would best be used for storage. All new PVC piping for sewers installed 2015. 3 Wi-Fi Boosters throughout building. Deed restriction for certain types of medical use...contact broker for details. Leasing Comments: Gross lease. Utilities are the responsibility of tenant.

LAND MEASUREMENTS

Lot Size:	0.55 Acres
Dimensions:	250'x110'

LOCATION OVERVIEW

Excellent location 6 blocks from Highland Town Square.