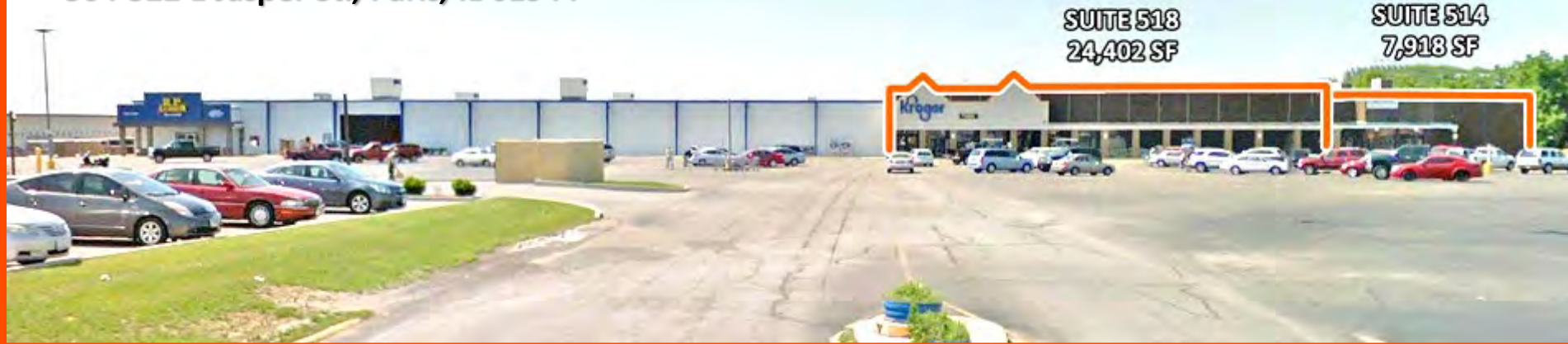


PARIS SHOPPING CENTER– RETAIL/OFFICE SPACE FOR LEASE

504-522 E Jasper St., Paris, IL 61944



SUITE	TENANT	SF
506	New China Buffet	2,000
508	Los Tres Caminos	2,400
512	Anytime Fitness	3,930
514	AVAILABLE	7,918
518	AVAILABLE	24,402
520	RP Lumber	53,400

BARBERMURPHY

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- 94,120 SF Retail Center with up to 32,000 SF for Lease
- Former Grocery Store Space with 2 Dock Doors
- Located just West of Wal-Mart Supercenter
- 20 Minutes to I-70 and 30 Minutes to Terre Haute, IN

	5 Min	10 Min	15 Min
Population	7,798	10,590	13,218
HH Income	\$47,897	\$51,346	\$53,218

LEASE RATE: \$10.00/SF, NNN

NNN Expenses: \$1.34/SF

Listing No: 2537**Retail**Paris Shopping Center
506 East Jasper Street
Paris, IL 61944**SALE INFORMATION:****For Sale:** No**Sale Price:****Sale Price/SF:****CAP Rate:****GRM:****NOI:****LEASE INFORMATION:****For Lease:** Yes**Lease Rate:** \$10.00**Lease Type:** NNN**Net Charges:** \$1.34**CAM Charges:****Lease Term:****Leasing Comments:**

Tenant Improvements Negotiable

Total SF Available: 32,320 SF**Min Divisible SF:** 7,918 SF**SQUARE FOOT INFO:****Building Total:** 94,050 SF**Total Available:** 32,320 SF**Direct Lease:** 7,918 SF**Sublease:** 0 SF**Office:** 7,918 SF**Retail:** 7,918 SF**Min Divisible:** 7,918 SF**Max Contiguous:** 32,320 SF**LAND MEASUREMENTS:****Acres:** 11.50**Frontage:** 650 FT**Depth:** 820 FT**PROPERTY INFORMATION:****Parcel No:** 09-18-12-200-019**County:** Edgar**Zoning:** C-2**Zoning By:** Paris**Complex:** Paris Shopping Center**Prior Use:****TIF:** Yes**Enterprise Zone:** No**Survey:** No**Environmental:** No**Archaeological:** No**Parking:****Surface Type:****Traffic Count:** 11,000**Property Tax:** \$62,954.96**Tax Year:** 2020**Comments**

Docks Doors on Large Vacancy

STRUCTURAL DATA:**Year Built:** 1979**Rehab Year:****Floors:** 1**Class:** C**Clearance Min:****Clearance Max:****Floor Drains:****Exterior:****Bay Spacing:****Sprinklers:****Listing Broker(s)**Collin Fischer CCIM
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