

# FOR LEASE

1550 N Main St.  
Columbia, IL 62236

2,335 SF

1,230 SF

1,357 SF

IMAGE NAIL & SPA

THREE SUITES AVAILABLE

**BARBERMURPHY**  
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# AREA MAP

1550 N Main St., Columbia, IL 62236



## LOCATION OVERVIEW

Located on North Main St. near IL Route 3 with easy access to I-255

# SUITE B - 1,357 SF

1550 N Main St., Columbia, IL 62236

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



## SUITE B - 1,357 SF

- Former Child Care Center
- (2) open rooms
- Men's and Women's restrooms
- Wood flooring throughout

# SUITE C - 1,230 SF

1550 N Main St., Columbia, IL 62236

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



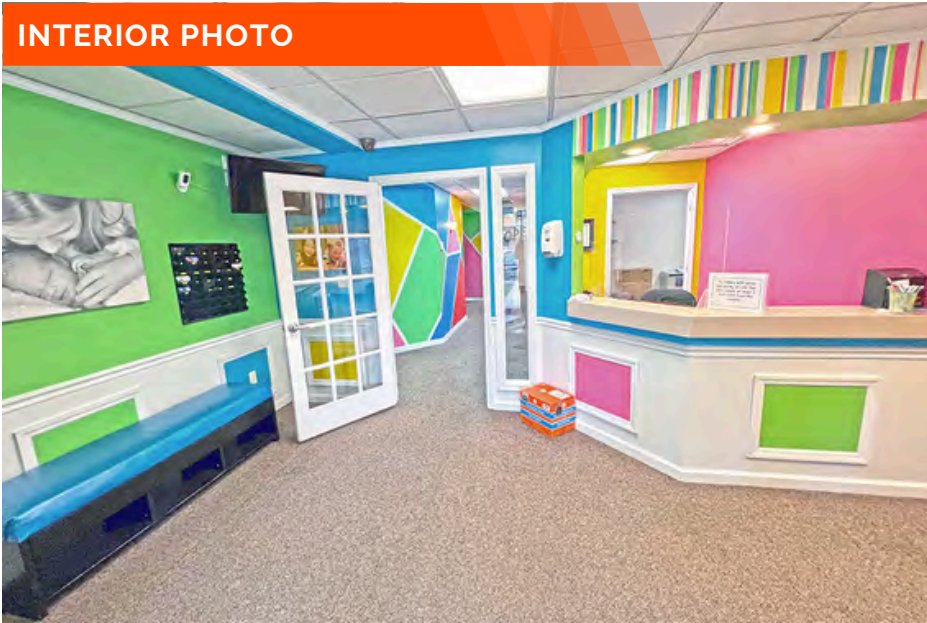
## SUITE C - 1,230 SF

- Open floor plan in the front of the space
- Private office
- Kitchenette
- Restroom

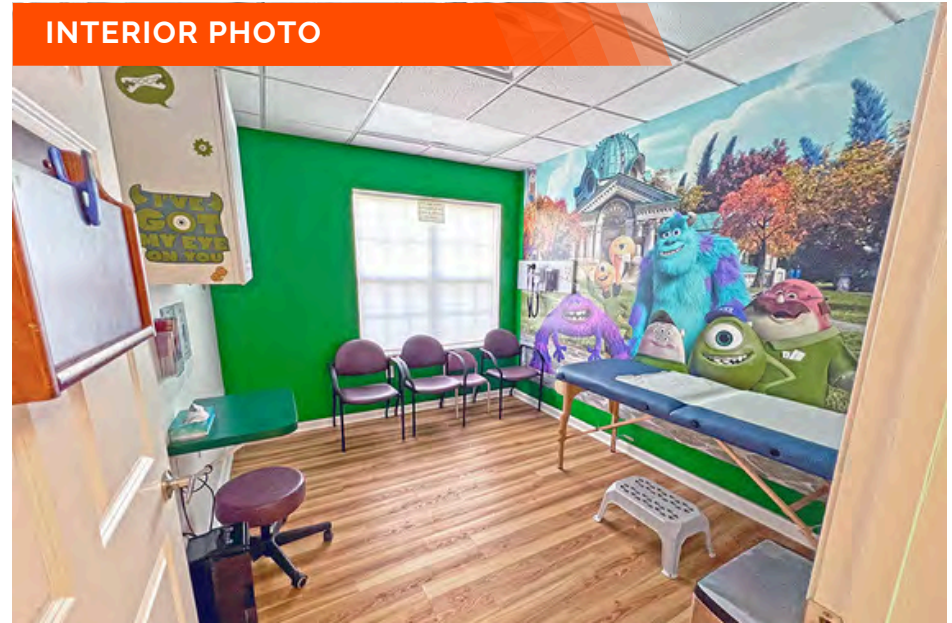
# SUITE E - 2,335 SF

1550 N Main St., Columbia, IL 62236

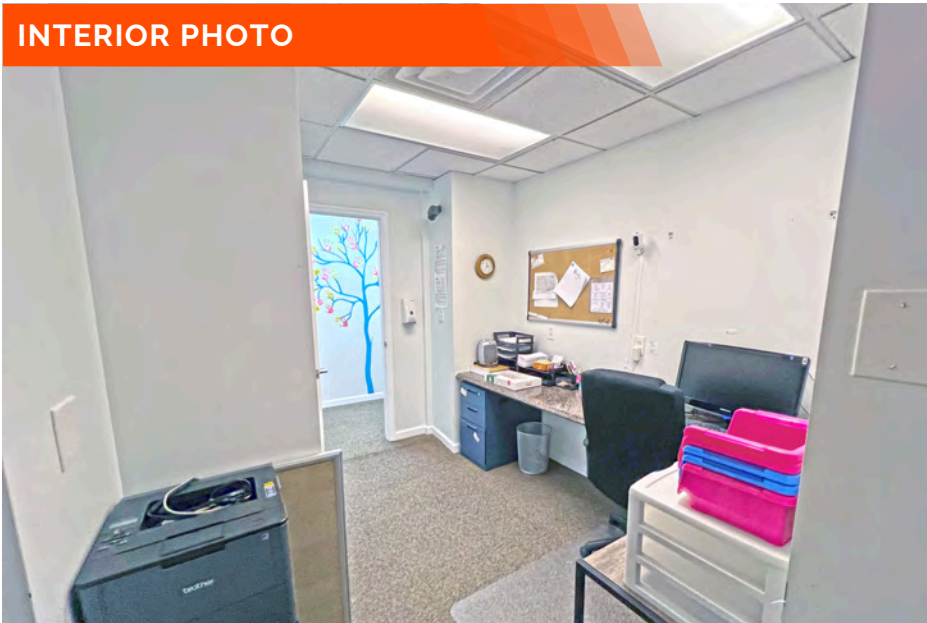
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



## SUITE E - 2,335 SF

- Former Medical Office
- Reception area
- Exam rooms
- Private offices
- 1,200 SF basement

# OFFICE/RETAIL PROPERTY SUMMARY

1550 NORTH MAIN STREET

**LISTING #** 1223

## LOCATION DETAILS:

**Parcel #:** 04-16-100-012-000  
**County:** IL - Monroe  
**Zoning:** CC1 - Columbia

## PROPERTY OVERVIEW:

**Building SF:** 8,072  
**Vacant SF:** 4,982  
**Min Divisible SF:** 1,230  
**Max Contig SF:** 3,692  
**Office SF:** 4,982  
**Retail SF:** 4,982  
**Signage:** Monument  
**Lot Size:** 1.17 Acres  
**Frontage:** 93  
**Depth:** 220  
**Parking Spaces:** 40  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 2001  
**Yr Renovated:** 2024  
**Ceilings:** 10'  
**Construction Type:** Brick/Concrete Block



## SALE/LEASE INFORMATION:

**Lease Rate:** \$16.95 /SF  
**Lease Type:** NNN

## FINANCIAL INFORMATION:

**Taxes:** \$23,930.10  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 6,200 (N Main) 24,500 (Route 3)

## PROPERTY DESCRIPTION:

8,072 SF Office/Retail Building with (3) Suites Available For Lease. (1) 1,230 SF Office Space, (1) 2,335 SF Medical Space/Office Suite Formerly Used as a Doctors Office, space includes a 1,200 SF Basement, and (1) 1,357 SF Office/Retail Space. Landlord Has Made Improvements to Asphalt Parking Lot, Repainted Entire Building, and Roof will be Improved within 6-8 Weeks.

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