



COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM

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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

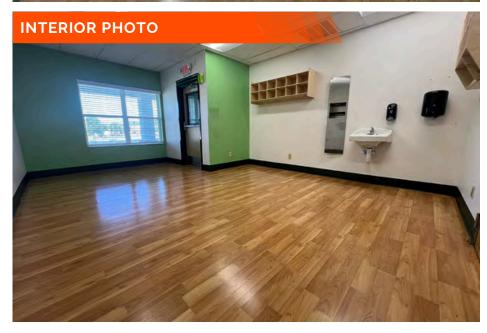


# **SUITE B - 1,357 SF**

1550 N Main St., Columbia, IL 62236





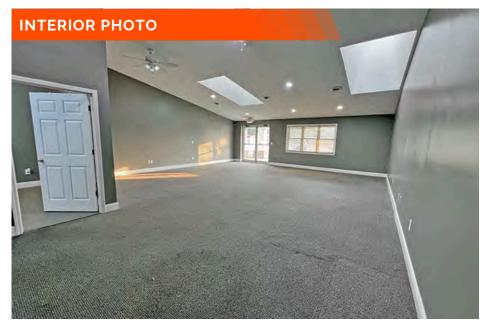


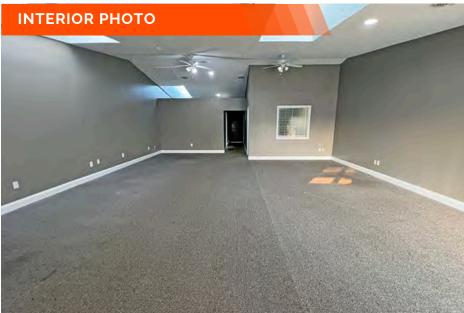
## **SUITE B - 1,357 SF**

- 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







# **SUITE C - 1,230 SF**

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

## 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:
 2,587

 Min Divisible SF:
 1,230

 Max Contig SF:
 2,587

 Office SF:
 2,587

 Retail SF:
 2,587

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: Exterior - Block



#### 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 (2) Suites Available For Lease. (1) 1,230 SF Office Space 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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