

FOR LEASE

1550 N Main St.
Columbia, IL 62236

1,230 SF 1,357 SF

TWO 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

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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