

# FOR LEASE

515B N Main Street  
Columbia, IL 62236



**1,200 SF OFFICE/RETAIL SPACE**

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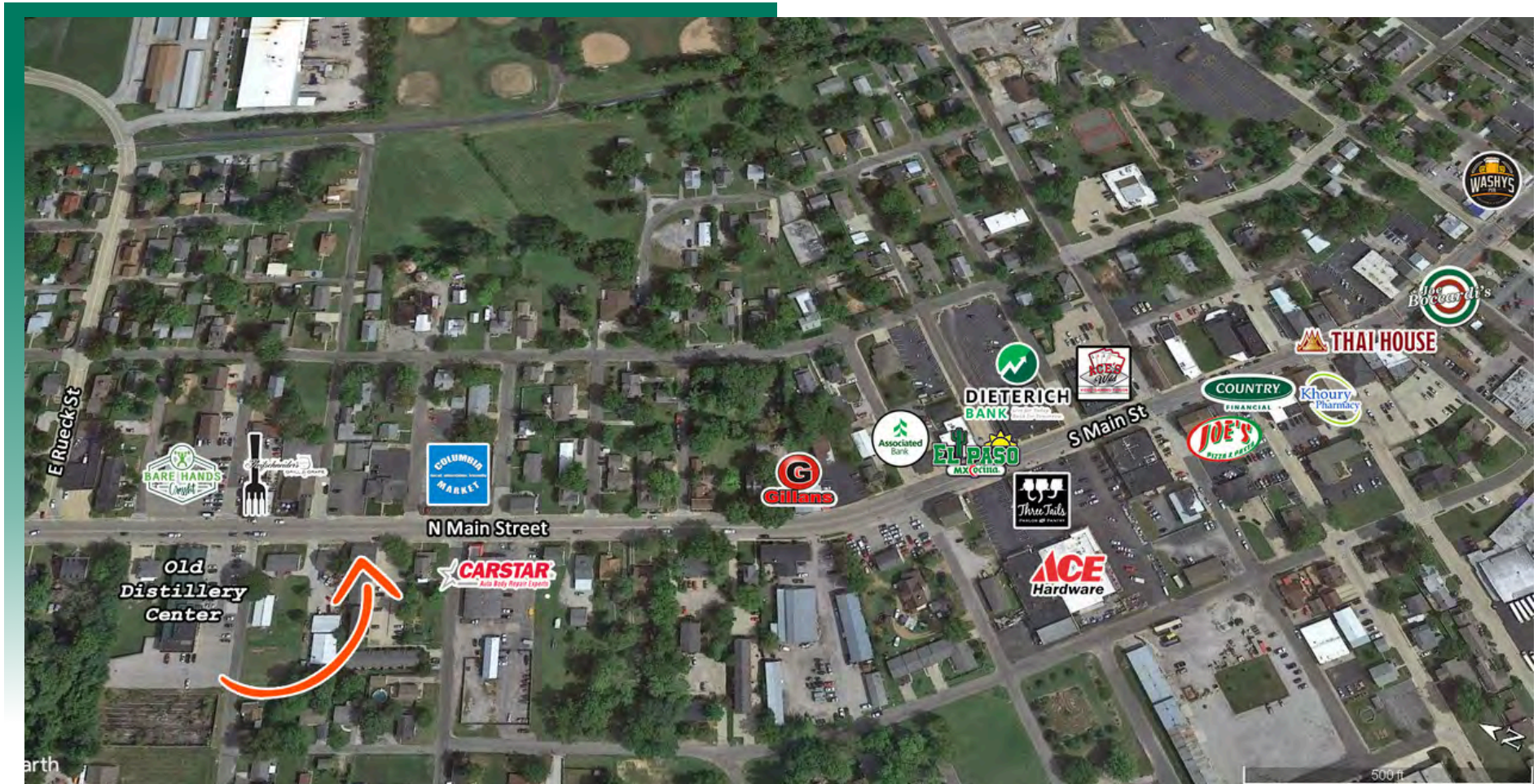
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# AREA MAP

515B N Main St., Columbia, IL 62236



## LOCATION OVERVIEW

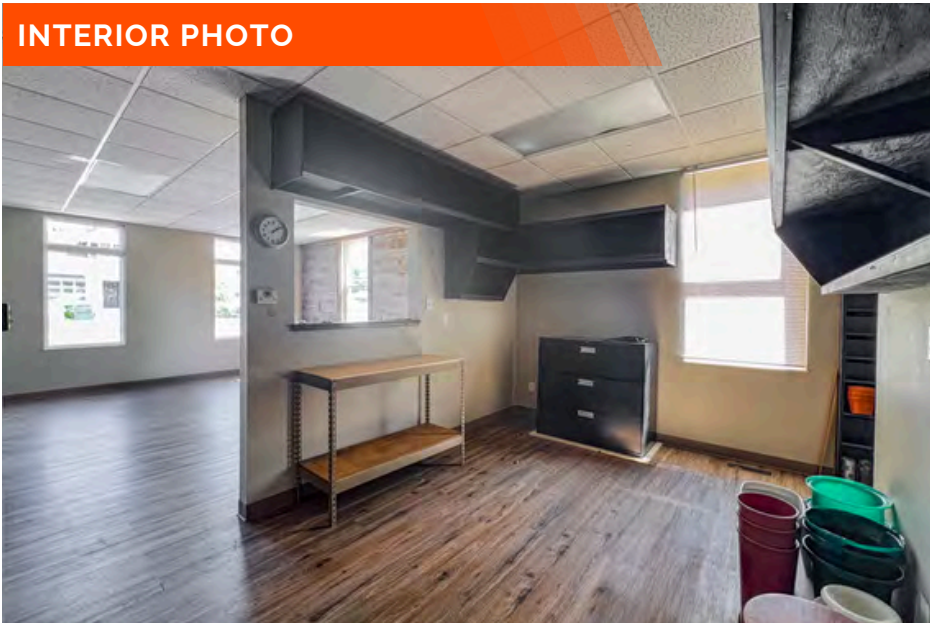
Located 1/2 mile off IL Route 3. North Main Street runs through the heart of Columbia, Illinois. It features a mix of residential homes and small businesses. The street extends from the historic downtown area towards the northern part of the city.



# PROPERTY PHOTOS

515B N Main St., Columbia, IL 62236

INTERIOR PHOTO



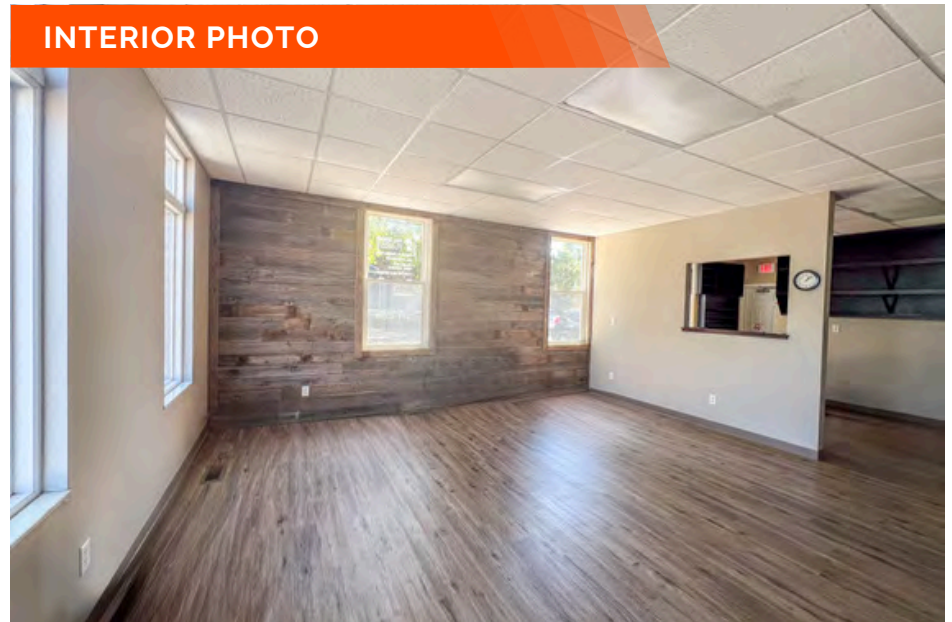
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



This commercial space, formerly occupied by a floral shop, offers 1,200 square feet of versatile space with an open floor plan. The suite features a reception window and an adjacent restroom. A staircase at the rear provides access to a basement, ideal for storage or inventory management.

# OFFICE/RETAIL PROPERTY SUMMARY

515 NORTH MAIN STREET

**LISTING #** 2981

## LOCATION DETAILS:

Parcel #: 04-16-433-010-000

County: IL - Monroe

Zoning: B-2

## PROPERTY OVERVIEW:

Building SF: 2,400

Min Divisible SF: 1,200

Max Contig SF: 1,200

Office SF: 1,200

Retail SF: 1,200

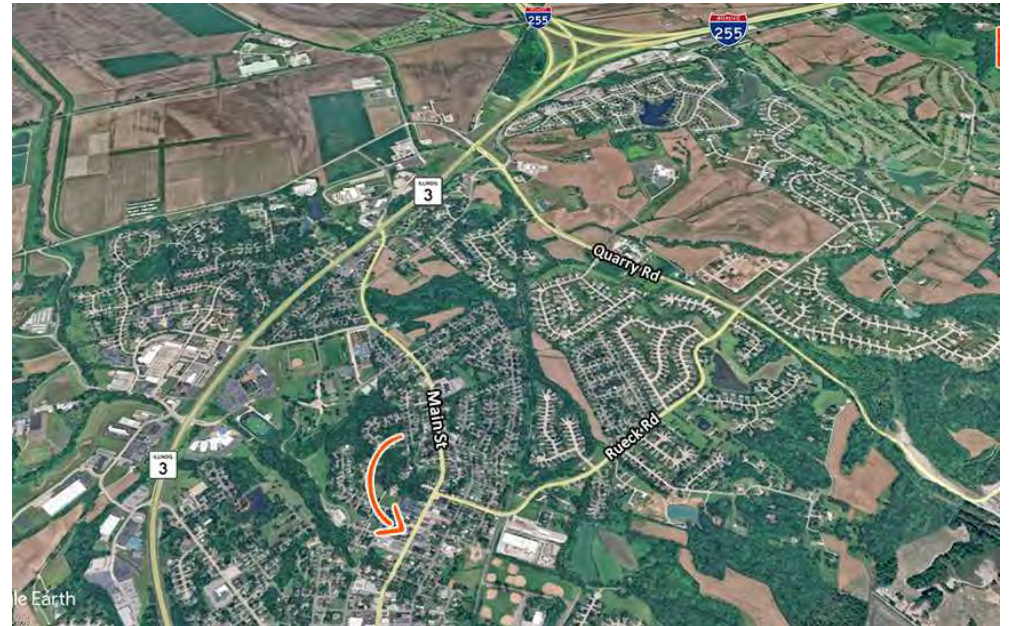
Parking Spaces: 4

## STRUCTURAL DATA:

Yr Renovated: 2022

Ceilings: 8'-10'

Exterior: Brick



## SALE/LEASE INFORMATION:

Lease Rate: \$14.00/SF

Lease Type: Gross

## DEMOGRAPHICS:

Traffic Count: 9,000

## PROPERTY DESCRIPTION:

This commercial space, formerly occupied by a floral shop, offers 1,200 square feet of versatile space with an open floor plan. The suite features a reception window and an adjacent restroom. A staircase at the rear provides access to a basement, ideal for storage or inventory management.