

**SALE PRICE REDUCED: \$750,000  
OWNER/USER OPPORTUNITY**

**FOR SALE  
-OR-  
LEASE**

**1005 S Main Street  
Columbia, IL 62232**



**6,144 SF OFFICE/RETAIL CENTER FOR SALE WITH 1,248 SF FOR LEASE**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

## AREA MAP

1005 S Main St., Columbia, IL 62232



### LOCATION OVERVIEW

Located at the South Main St and IL Route 3 intersection. Across from Dollar General and next to DQ Chill & Grill. 7,500 ADT on IL Route 3.

# PROPERTY PHOTOS - SUITE D

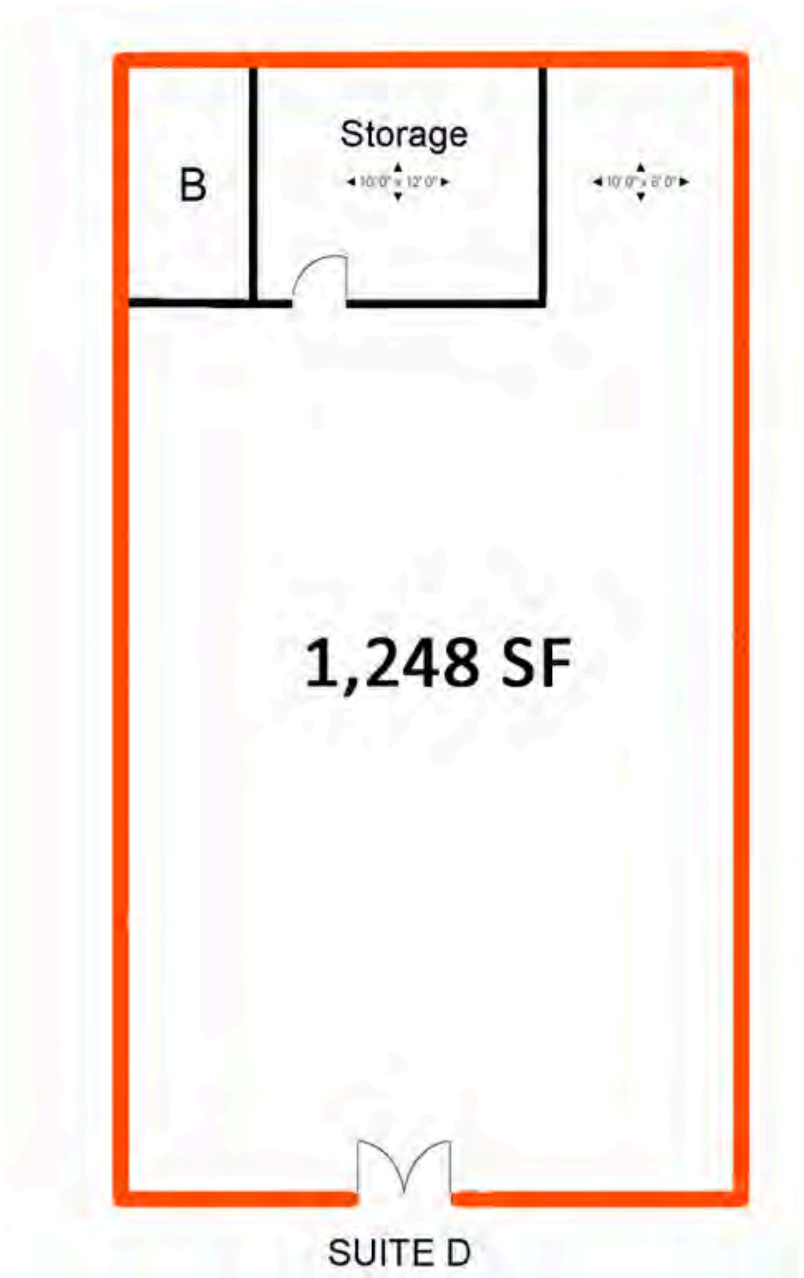
1005 S Main St., Columbia, IL 62232

## EXTERIOR PHOTO



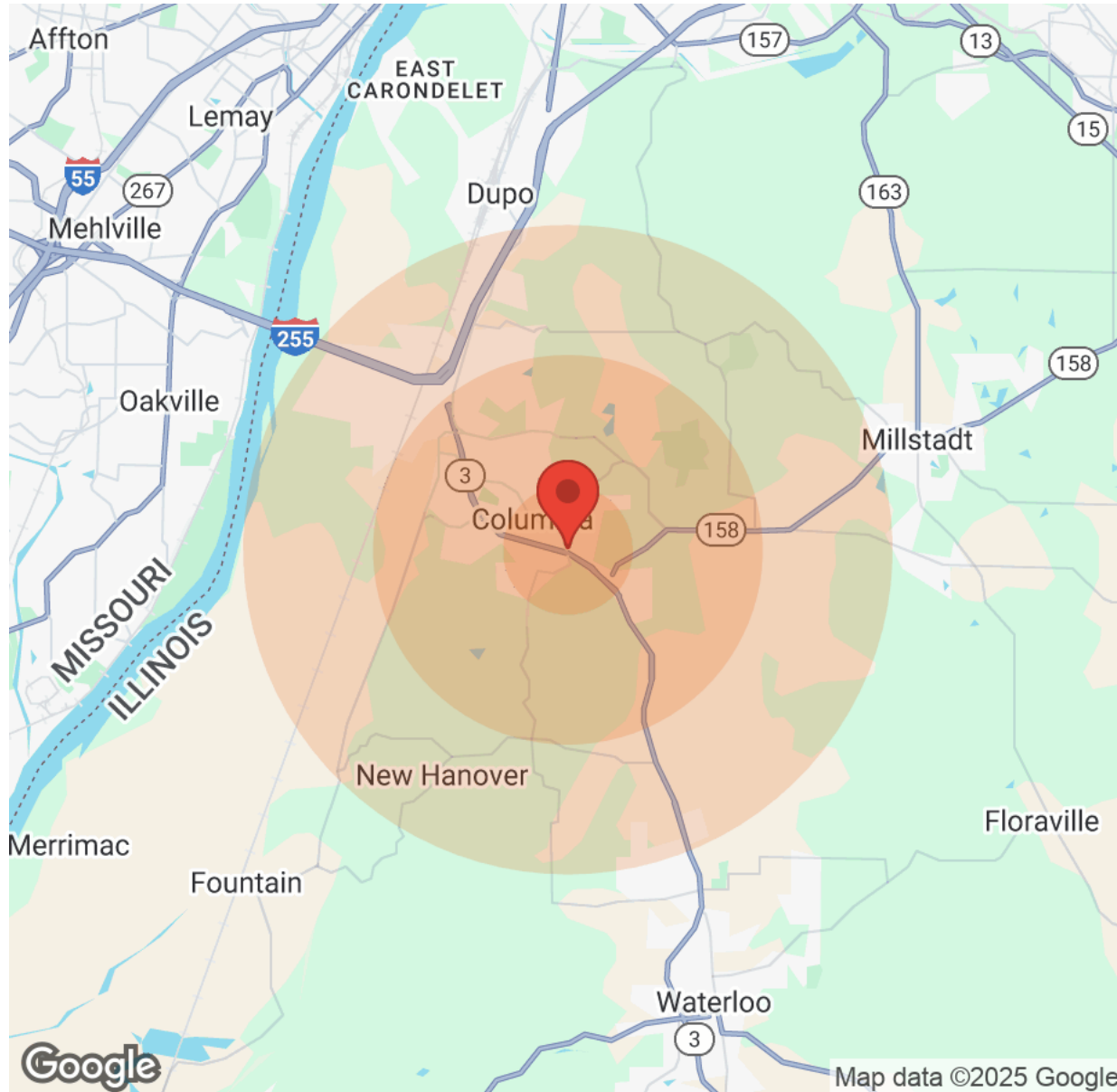
## SUITE D - 1,248 SF

- Open Retail Space
- Back Stockroom
- ADA Restroom



# DEMOGRAPHICS

1005 S MAIN ST



Population	1 Mile	3 Miles	5 Miles
Male	1,901	5,011	8,709
Female	2,084	5,198	8,930
Total Population	3,985	10,209	17,639

Income	1 Mile	3 Miles	5 Miles
Median	\$58,231	\$76,053	\$73,106
< \$15,000	16	107	223
\$15,000-\$24,999	200	244	509
\$25,000-\$34,999	210	272	501
\$35,000-\$49,999	335	546	833
\$50,000-\$74,999	356	747	1,359
\$75,000-\$99,999	189	663	1,322
\$100,000-\$149,999	278	785	1,248
\$150,000-\$199,999	97	382	585
> \$200,000	11	165	254

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,772	3,961	6,979
Occupied	1,667	3,799	6,621
Owner Occupied	1,186	3,090	5,359
Renter Occupied	481	709	1,262
Vacant	105	162	358

# OFFICE/RETAIL PROPERTY SUMMARY

1005 S MAIN ST, COLUMBIA, IL 62232

**LISTING #** 919

## LOCATION DETAILS:

**Parcel #:** 04-22-150-008-000  
**County:** IL - Monroe  
**Zoning:** B-2 - City of Columbia

## PROPERTY OVERVIEW:

**Building SF:** 6,144  
**Vacant SF:** 1,248  
**Usable Sqft:** 1,248  
**Min Divisible SF:** 1,248  
**Max Contig SF:** 6,144  
**Office SF:** 6,144  
**Retail SF:** 6,144  
**Signage:** Building  
**Lot Size:** 0.85 Acres  
**Frontage:** 276  
**Depth:** IRR  
**Parking Spaces:** 48  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 2000  
**Yr Renovated:** 2016  
**Building Class:** B  
**Ceilings:** 8'  
**Construction Type:** Block-Frame,Stone Block



## SALE/LEASE INFORMATION:

**Sale Price:** \$750,000  
**Price / SF:** \$122.07  
**Lease Rate:** \$17.00 / SF  
**Lease Type:** Modified Gross

## FINANCIAL INFORMATION:

**Taxes:** \$16,416.64  
**Tax Year:** 2024

## DEMOGRAPHICS:

**Traffic Count:** 7,500

## PROPERTY DESCRIPTION:

For Sale 6,144 SF Strip Center in Columbia IL  
Current tenants include ChiroPro and PKF Donuts. Suite C tenant is month to month.  
For Lease Suite D 1,248 SF Retail Suite.  
Includes open retail area and a back stockroom with ADA bathroom.  
New Roof and Asphalt in 2024. Financials available upon request.  
Potential Owner user opportunity or Investment Property.