

SALE PRICE REDUCED: \$750,000
INVESTMENT OPPORTUNITY
CAP Rate: 8.45%

FOR SALE

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



6,144 SF OFFICE/RETAIL CENTER FOR SALE

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

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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

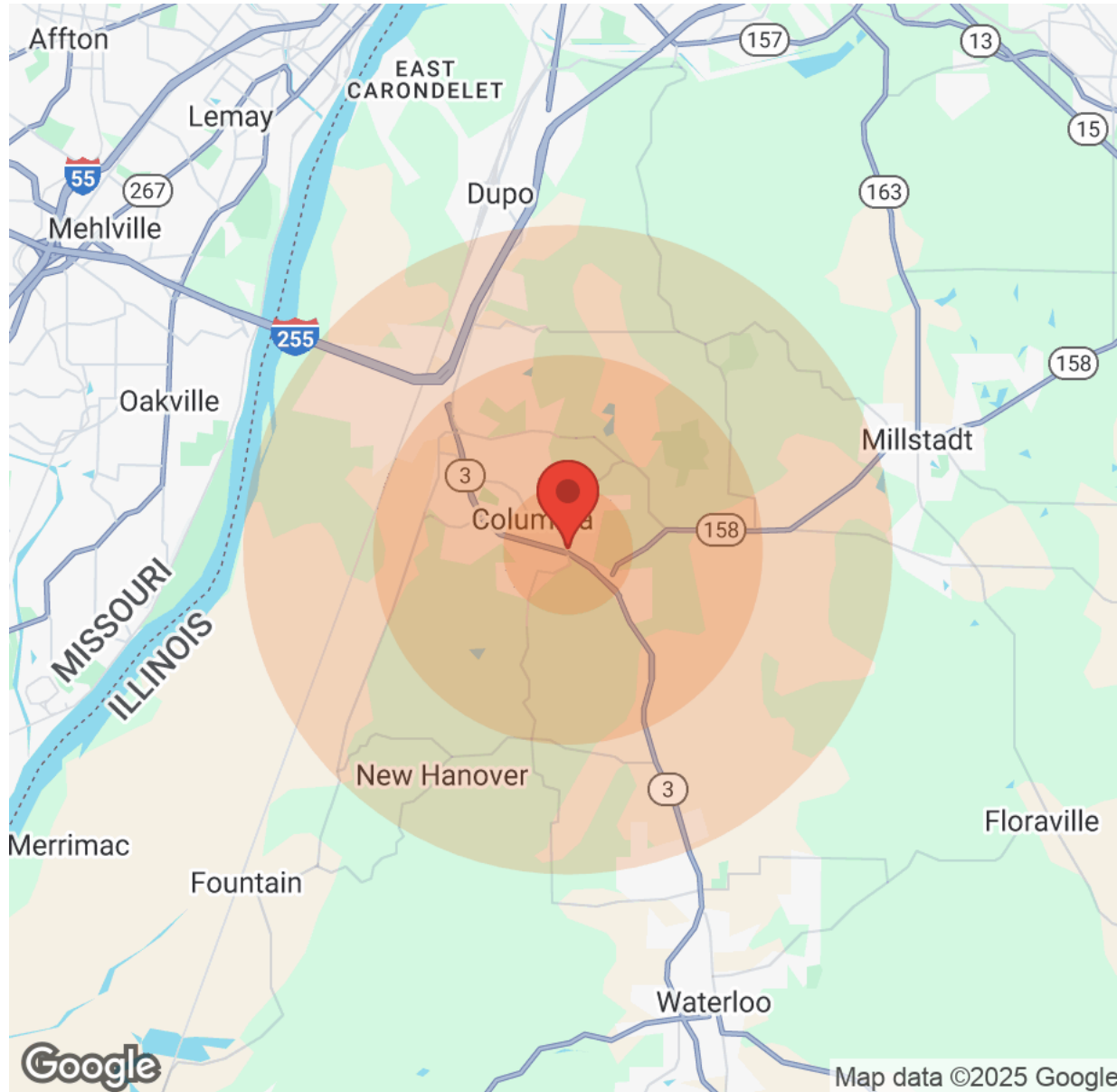


LOCATION OVERVIEW

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.

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: Fully Leased
Min Divisible SF: 6,144
Max Contig SF: 6,144
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
NOI: \$63,348
CAP Rate: 8.45 %

FINANCIAL INFORMATION:

Taxes: \$16,416.64
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 7,500

Property Description

For Sale 6,144 SF Office/Retail Center in Columbia IL. with \$63,348 NOI
100% Occupied Strip Center. Current tenants include Peach Pilates, ChiroPro and PKF Donuts.
Nice Investment Property currently performing at 8.45% CAP.
New Roof and Asphalt in 2024. Financials available upon request.



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