

FOR SALE -OR- LEASE

1005 S Main Street
Columbia, IL 62232

SUITE D
1,248 SF

6,144 SF STRIP CENTER FOR SALE OR LEASE

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

Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
Cell: (618) 407-4240
tonys@barbermurphy.com



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



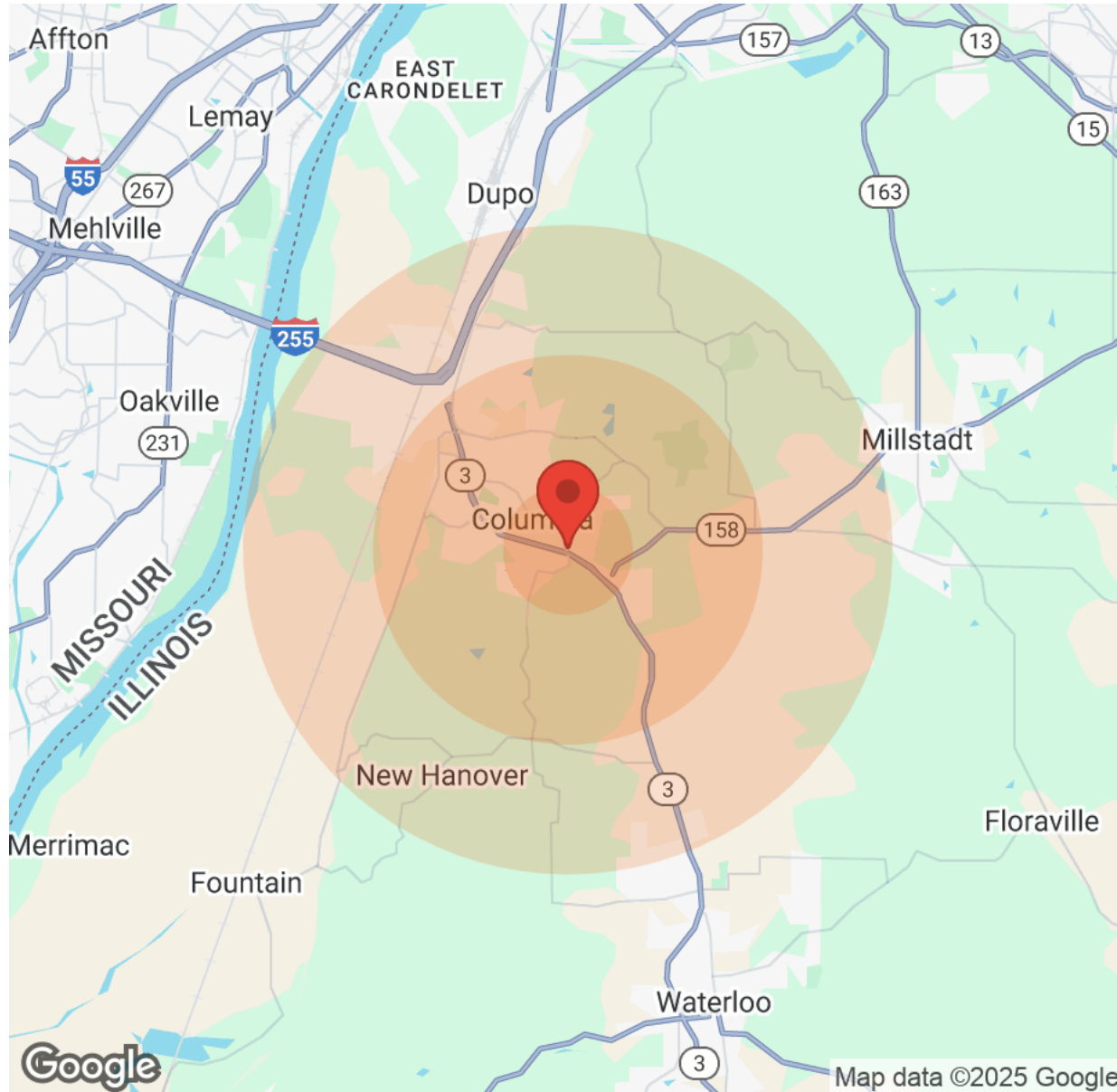
SUITE D - 1,248 SF

- 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

BARBERMURPHY
 COMMERCIAL REAL ESTATE SOLUTIONS
 1173 Fortune Boulevard Shiloh, IL 62269
 618-277-4400 BARBERMURPHY.COM

TONY SMALLMON
 Broker
 O: (618) 277-4400
 C: (618) 407-4240
 tony@barbermurphy.com

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: 1,248
Office SF: 1,248
Retail SF: 1,248
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: \$799,000
Price / SF: \$130.05
Lease Rate: \$17.00/SF
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$16,416.64
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 7500

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.