

# FOR LEASE

1005 S Main Street  
Columbia, IL 62232



1,564 SF RESTAURANT SPACE

AVAILABLE 10/31/2024

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
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## AREA MAP

1005 S Main St., Columbia, IL 62232



### LOCATION OVERVIEW

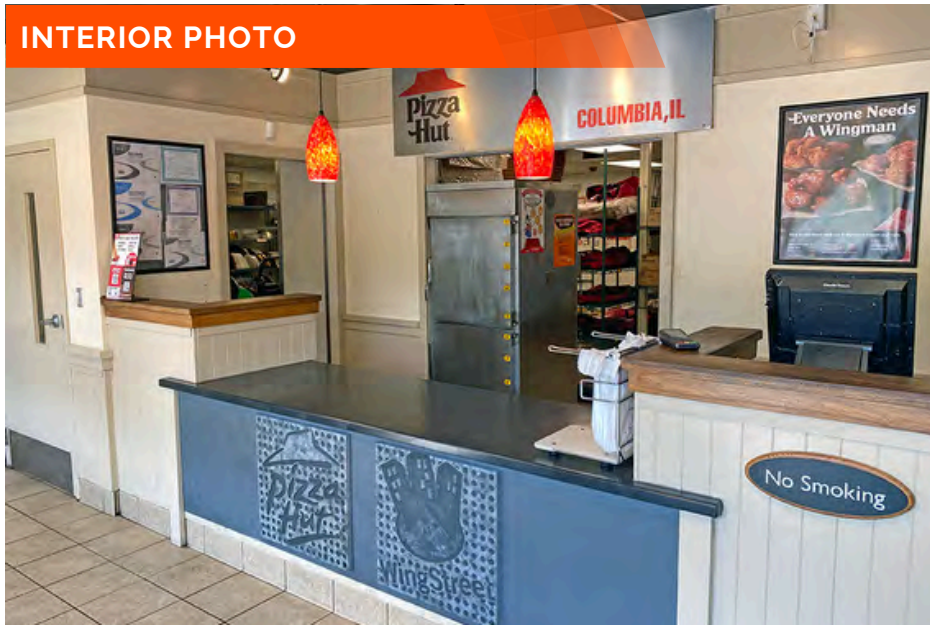
Located at the South Main St and IL Route 3 intersection. Across from Dollar General and next to DQ Chill & Grill. 7,500 ADT on IL Route 3.



# PROPERTY PHOTOS

1005 S Main St., Columbia, IL 62232

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO

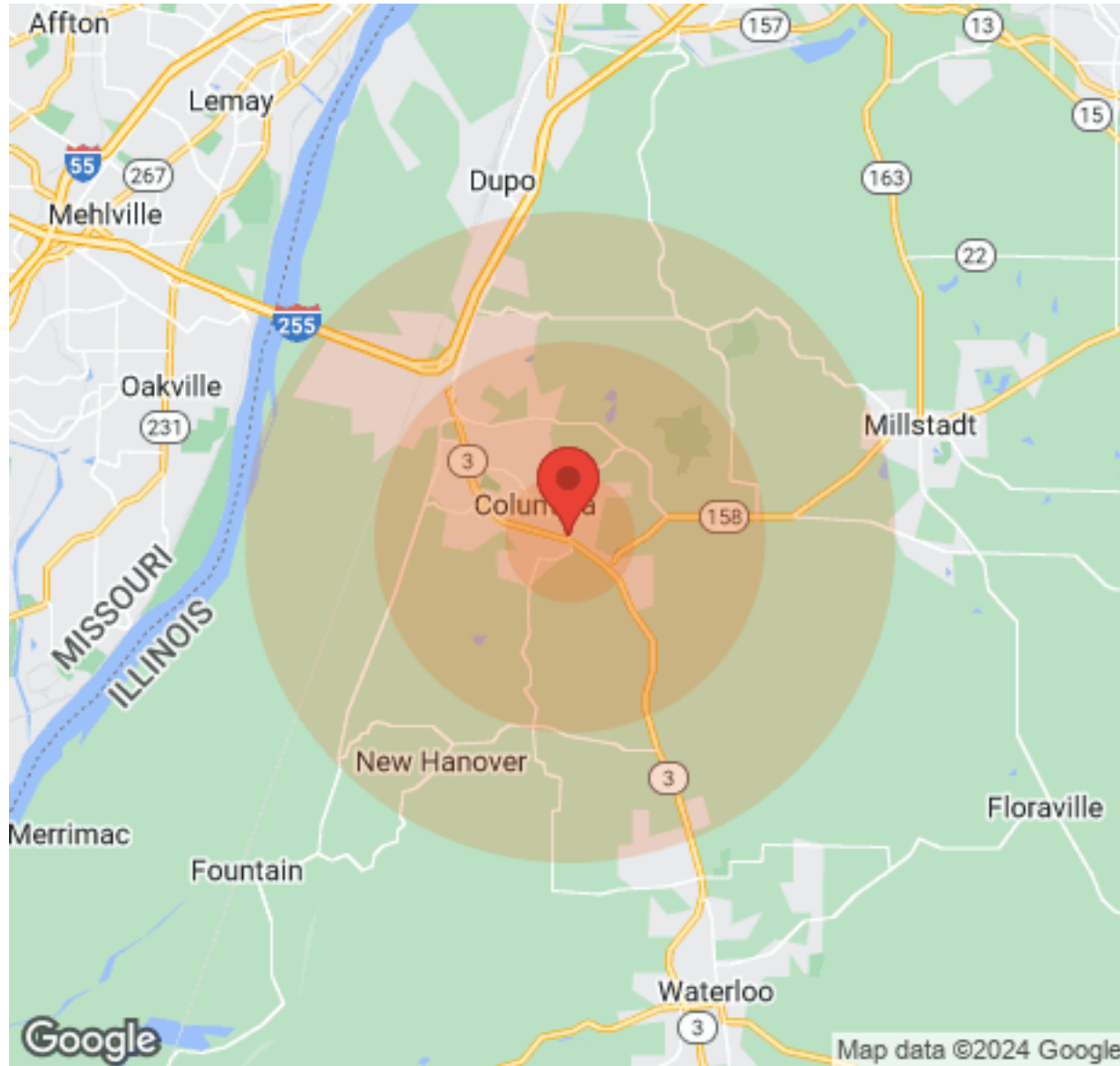


INTERIOR PHOTO



# 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

**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:** 1,564  
**Min Divisible SF:** 1,564  
**Max Contig SF:** 1,564  
**Retail SF:** 1,564  
**Signage:** Yes  
**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:** 8.0000 - 8.0000  
**Construction Type:** Block-Frame,Stone Block

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No



## SALE/LEASE INFORMATION:

**Lease Rate:** \$17.00 / SF  
**Lease Type:** Modified Gross

## FINANCIAL INFORMATION:

**Taxes:** \$16,416.64  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 7500

## PROPERTY DESCRIPTION:

For Lease 1,564 SF Retail/Office Space  
Currently occupied by Pizza Hut. Owner will deliver a white box finish for the new tenant.  
Available 10/31/24.

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