

OFFICE/RETAIL SPACE FOR LEASE CENTRALIA RETAIL CENTER

1309 WEST BROADWAY, CENTRALIA, IL 62801



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 & LOCATION OVERVIEW

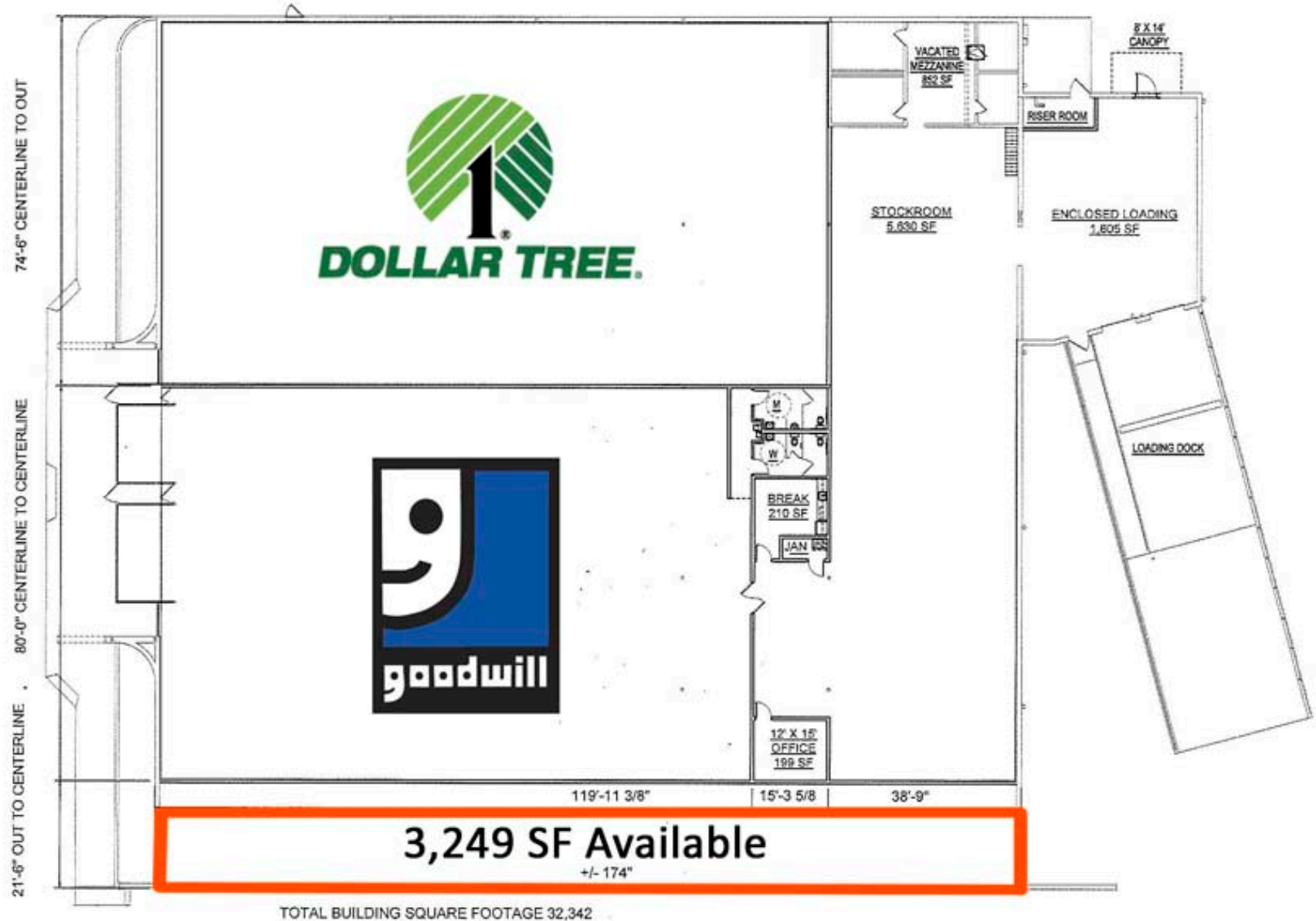
1309 West Broadway | Centralia, IL 62801



LOCATION OVERVIEW

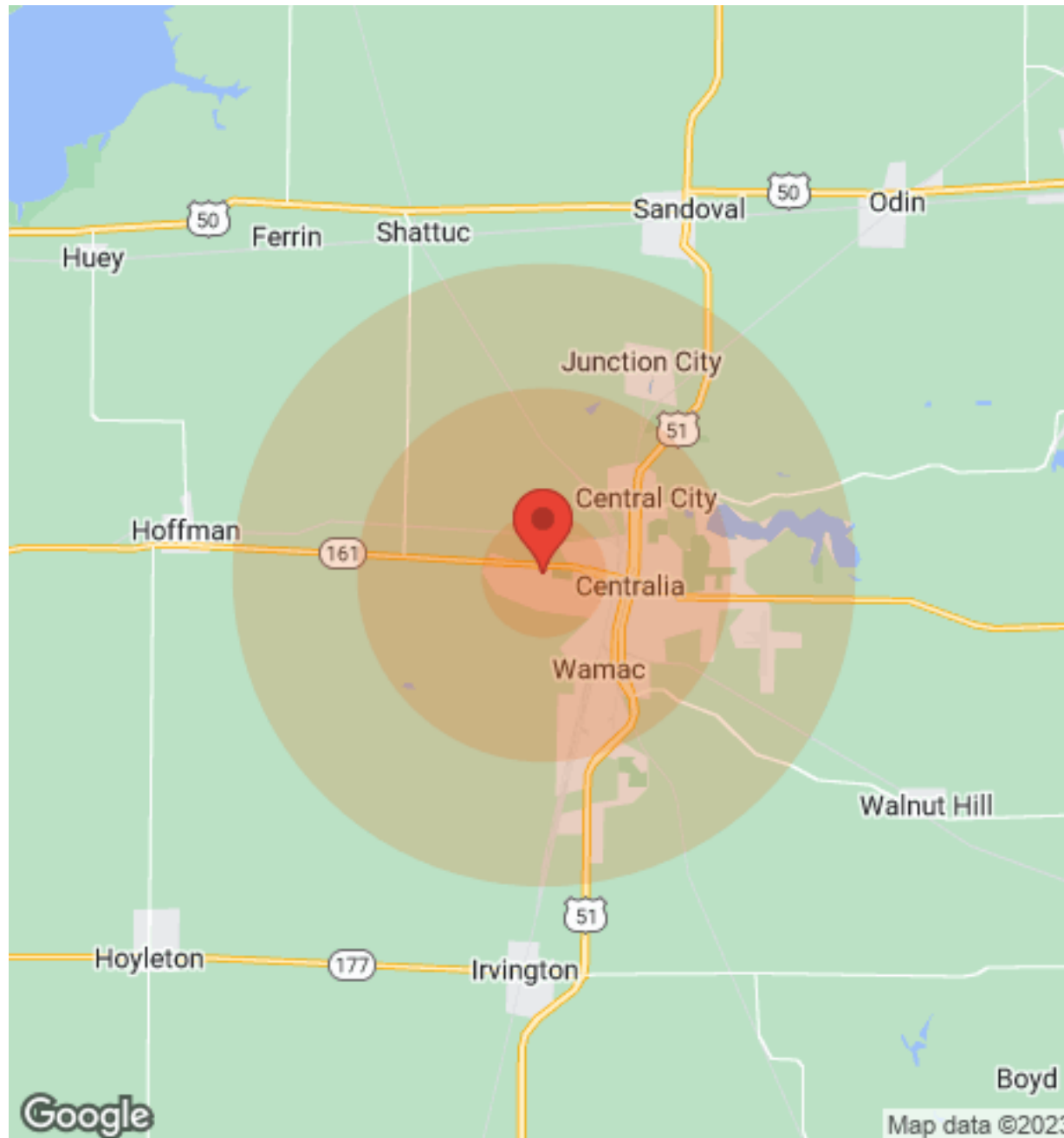
Located in major retail / business corridor on west side of Centralia.

CENTRALIA, IL



DEMOGRAPHICS

1309 West Broadway | Centralia, IL 62801



Population	1 Mile	3 Miles	5 Miles
Male	1,251	6,315	9,183
Female	1,421	6,989	10,082
Total Population	2,672	13,304	19,265

Income	1 Mile	3 Miles	5 Miles
Median	\$31,526	\$29,761	\$33,764
< \$15,000	284	1,291	1,595
\$15,000-\$24,999	129	881	1,083
\$25,000-\$34,999	203	871	1,115
\$35,000-\$49,999	171	741	1,048
\$50,000-\$74,999	149	934	1,218
\$75,000-\$99,999	102	472	749
\$100,000-\$149,999	49	285	480
\$150,000-\$199,999	N/A	28	70
> \$200,000	N/A	31	45

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,616	8,206	10,277
Occupied	1,519	7,101	9,015
Owner Occupied	1,016	4,520	6,017
Renter Occupied	503	2,581	2,998
Vacant	97	1,105	1,262

LISTING # 2747

SQUARE FOOT INFO

Building SF: 32,342
Direct Lease: 3,249
Min Divisible: 3,249
Max Contiguous: 3,249

PROPERTY INFO

APN: 15-14-13-102-002
County: IL - Clinton
Zoning: Business - City of Centralia
Property Taxes: \$13,892.52(total for Center)
Parking: Common Area
 8,400 (W McCord)
Traffic Count: 5,000 (W Broadway)

STRUCTURAL DATA

Year Built: 2010
Floors: 1
Signage: On Bldg & Freestanding Pylon

LAND MEASUREMENTS

Lot Size: 3.74 Acres



SALE/LEASE INFO

Lease Rate: \$11.00/SF
Lease Type: NNN

PROPERTY OVERVIEW

Adjoining businesses in center include Dollar Tree and MERS Goodwill. Located in major retail / business corridor on west side of Centralia. Nearby retailers / businesses include: Auto Zone, Centralia Home Center, McDonalds, Buchheit and Walmart.

Unfinished space. Owner will install restroom and consider other interior finish work with terms and conditions of lease negotiable for qualified tenant.