

FOR SALE / LEASE

VIEWEG
REAL ESTATE

200 S East St

Le Roy, IL 61752



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PROPERTY DESCRIPTION

Prime commercial opportunity in the heart of Le Roy! This spacious retail storefront offers excellent visibility, easy access, and ample parking, making it an ideal location for your next business venture.

Previously operated as a Dollar General, the property features a large open floor plan that can be easily customized to fit a wide variety of uses—whether retail, office, fitness, medical, or service-oriented business. With its versatile layout and convenient location, this property is well-suited to accommodate the needs of today’s entrepreneurs.

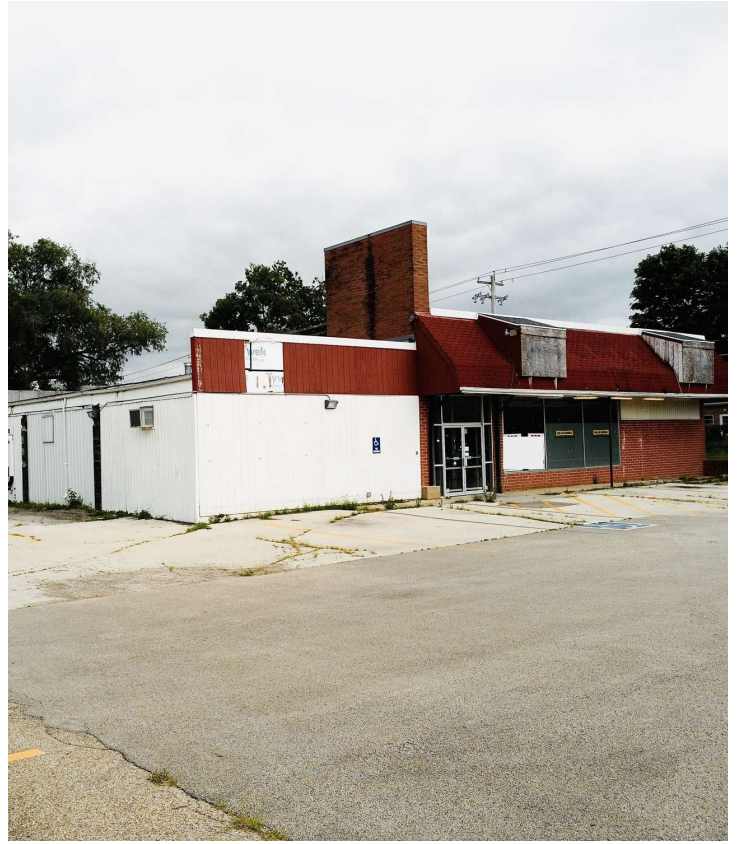
Le Roy is a thriving small community located in McLean County, just minutes from both Bloomington-Normal and Champaign-Urbana. Known for its friendly atmosphere, excellent schools, and supportive business environment, Le Roy offers the charm of small-town living while being strategically positioned near major highways for easy regional access. The community continues to grow and support local businesses, making it an attractive place to invest and operate.

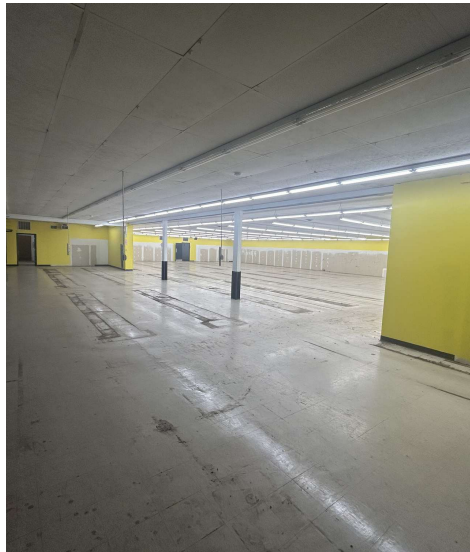
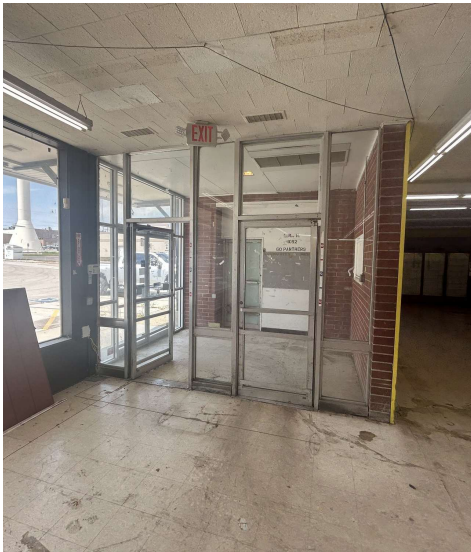
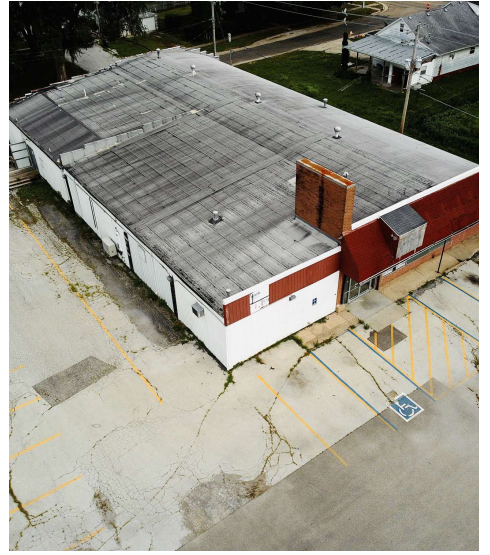
Don’t miss this opportunity to establish your business in a strong, community-focused market.

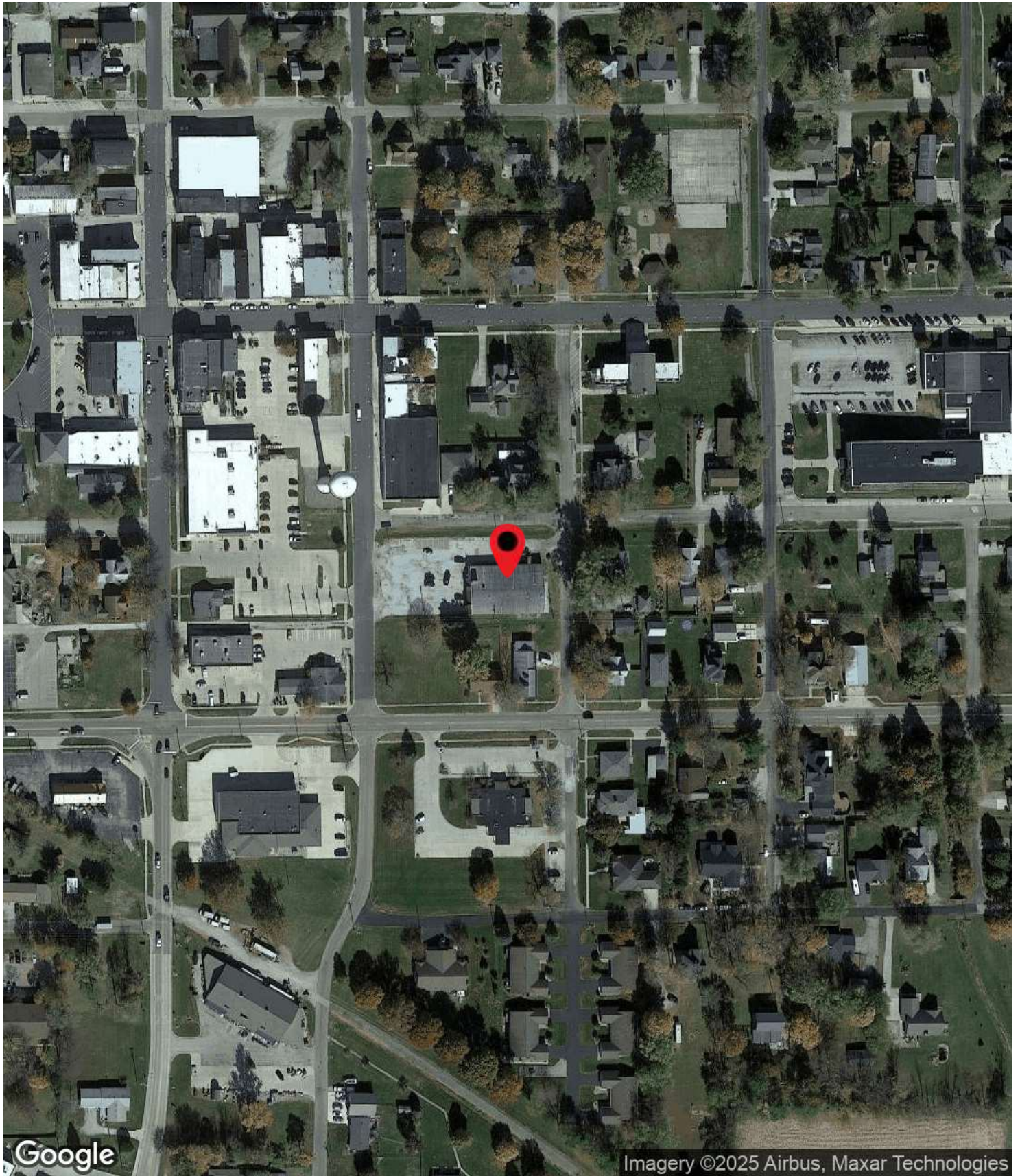
OFFERING SUMMARY

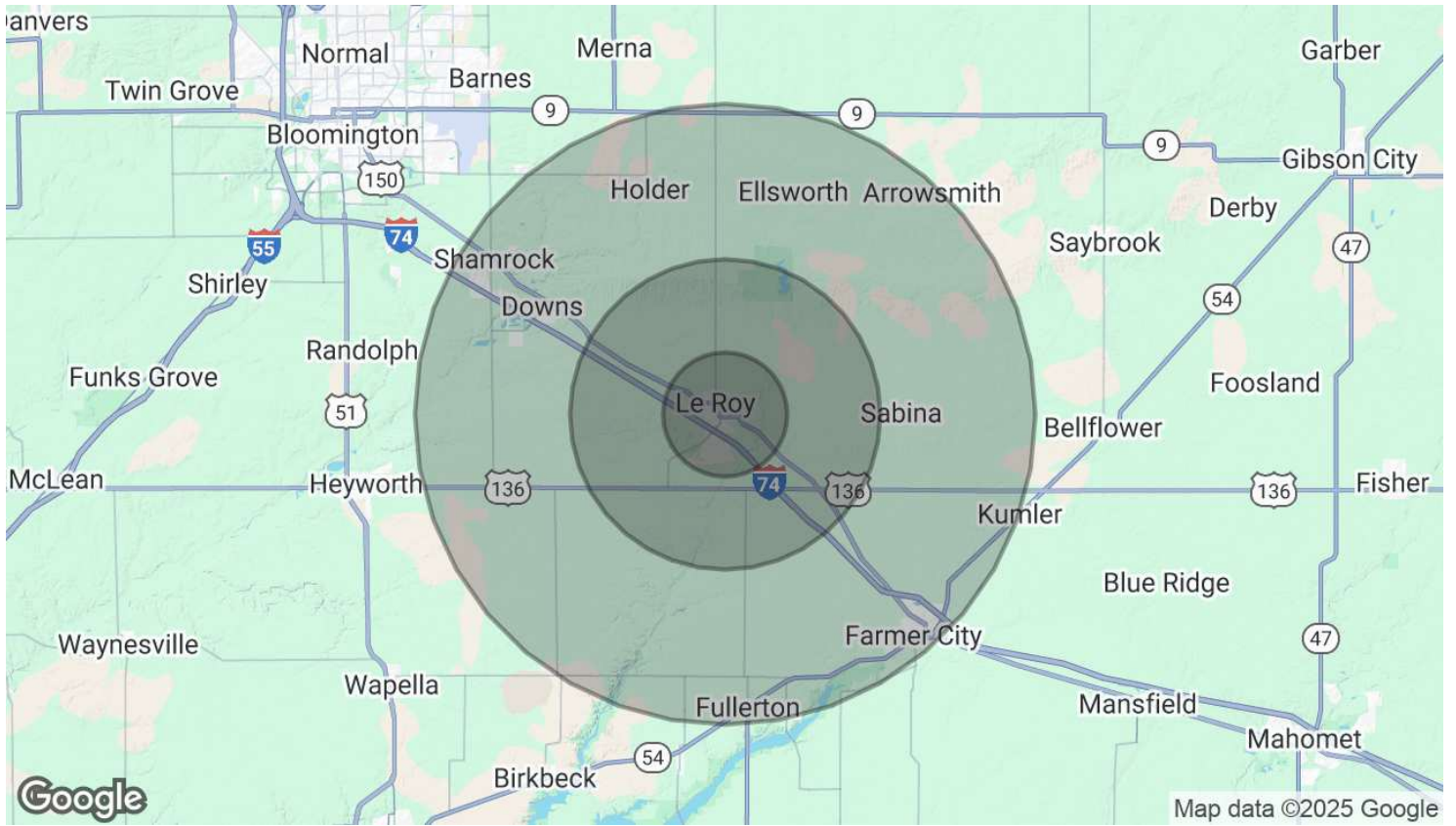
Sale Price:	\$349,000
Lease Rate:	\$5.00 SF/yr (NNN)
Number of Units:	1
Available SF:	9,360 SF
Lot Size:	0.8 Acres
Building Size:	9,360 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	1,538	1,729	4,770
Total Population	3,682	4,171	12,256
Average HH Income	\$109,615	\$111,871	\$136,524









POPULATION	2 MILES	5 MILES	10 MILES
Total Population	3,682	4,171	12,256
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	1,538	1,729	4,770
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$109,615	\$111,871	\$136,524
Average House Value	\$218,597	\$226,336	\$269,548

Demographics data derived from AlphaMap



**AJ
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