

FREESTANDING RETAIL BUILDING

FOR SALE

DEVONSHIRE REALTY

911 E Southline Rd., Tuscola, IL 61953



PROPERTY OVERVIEW

DETAILS

Subject property is block construction built in 1955. The property is currently being utilized as a liquor store, however the B-1, Highway Business allows for a variety of uses. There is a drive through window on the east side of the building.

PRICE: Negotiable
LOT SIZE: 15,000 SF
BUILDING SIZE: 2,016 SF
ZONING: B-1 Highway Business
TRAFFIC COUNTS: Southline (U.S 36) – 9,500 VPD
 Prairie St. – 3,100 VPD

AREA DESCRIPTION: Subject property is located on the main drag (Southline/ US 36) in Tuscola. The property is just north of the Outlets at Tuscola (250,000 SF Retail Center) has over 55 retailers including such retailers as: Nike, American Eagle, Coach Factory, G.H. Bas & Co, Gap, J. Crew, Polo, Tommy Hilfiger, Under Armor, Can Heusen and Old Navy to name a few. Tuscola is 161 Miles south of Chicago, 153 Miles northeast of St. Louis, 115 Miles west of Indianapolis, 30 Miles south of Champaign, and 26 Miles north of Mattoon.

FOR MORE DETAILS CONTACT:

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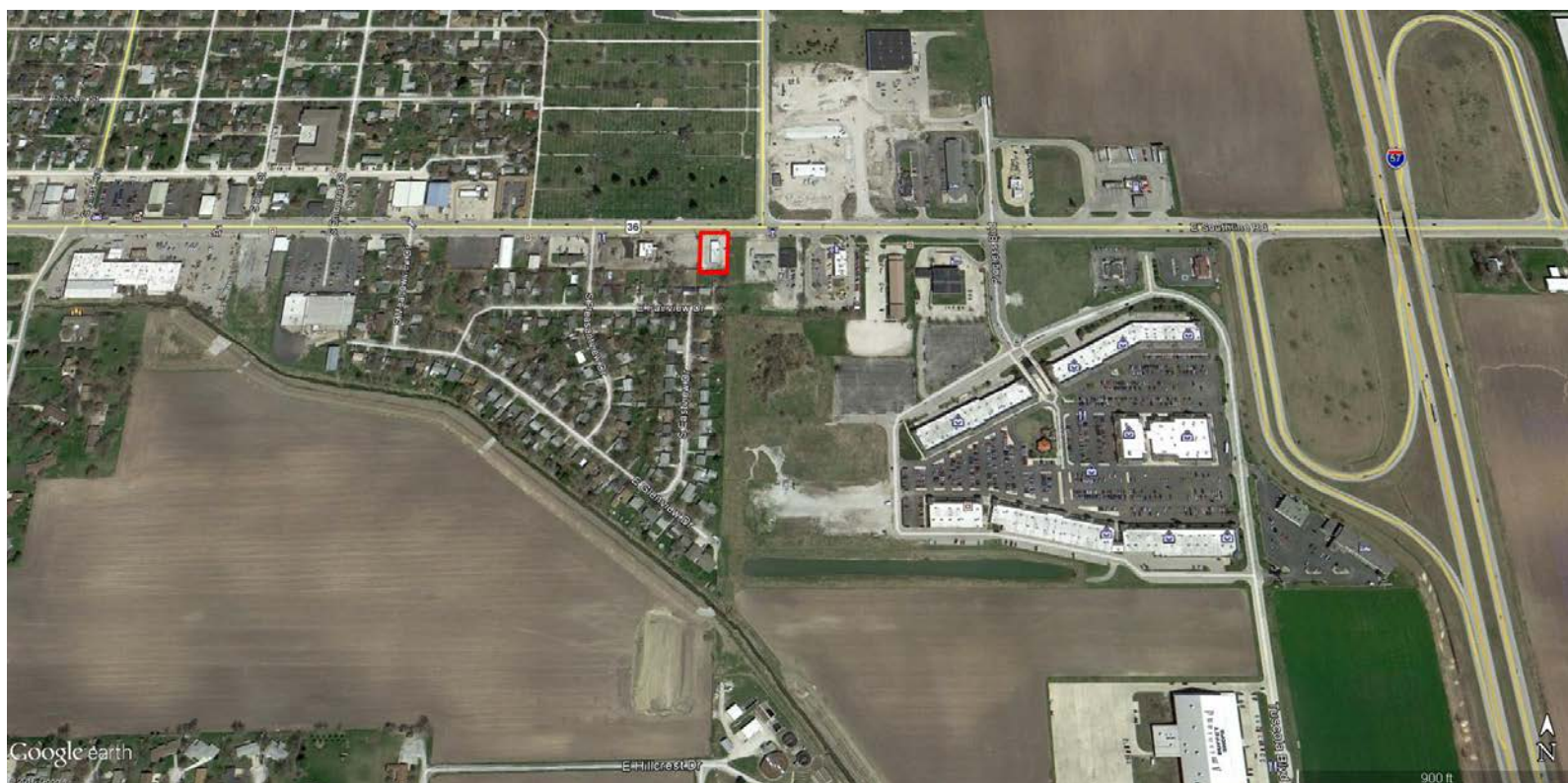


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Demographics

1 Mile

3 Mile

5 Mile

Population

3,418

5,078

5,673

Median Age

41.0

41.3

41.7

Total Households

1,515

2,210

2,428

Average Household Income

\$56,295

\$61,556

\$61,851

Per Capita Income

\$24,781

\$26,498

\$26,435

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