

200 Spitler Park Plaza Drive

Mount Zion, IL 62549



OFFERING SUMMARY

Sale Price:	\$650,000
Lease Rate:	\$7.00 SF/yr (NNN)
Building Size:	12,689 SF
Lot Size:	2 Acres
Year Built:	1999
Renovated:	2023
Zoning:	MUN
2022 Taxes:	\$11,777

PROPERTY OVERVIEW

Commercial Available - Sale or Lease. Free standing flex building, over 12,000 square feet. Situated in the heart of Mt. Zion off Route 121. Zoned VB-2 allows for ample uses including: warehousing, light manufacturing, office, and retail. Property totals 2 acres with ample parking. Open building structure with overhead drive-in door and compatible to add additional drive-in or dock doors. Contact broker for more information.



Zane Peterson

Managing Broker, CCIM
217.422.3335
zane@mainplace.us

200 Spitler Park Plaza Drive

Mount Zion, IL 62549



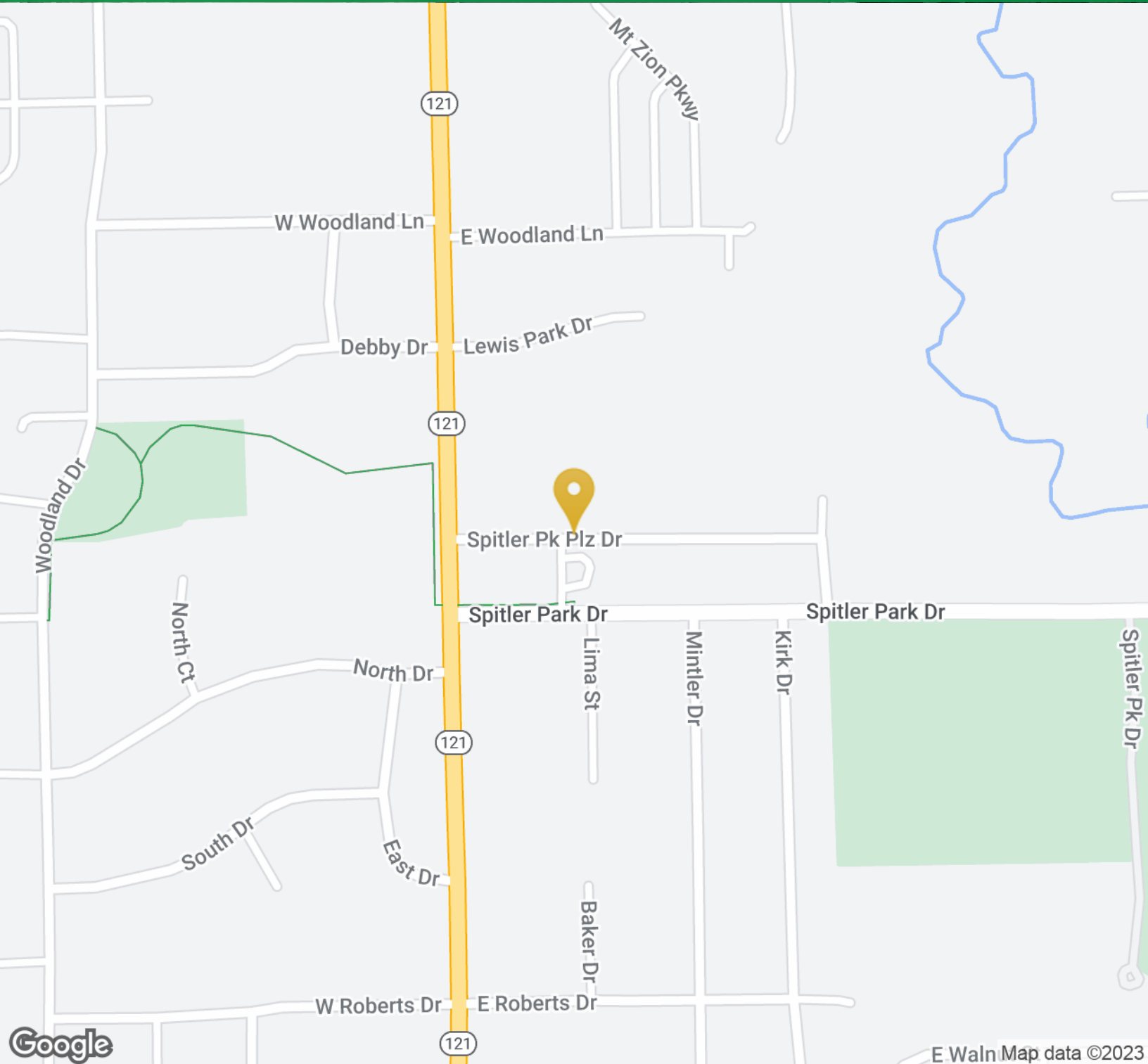
Zane Peterson

Managing Broker, CCIM
217.422.3335
zane@mainplace.us

200 Spitler Park Plaza Drive

Mount Zion, IL 62549

**MAIN
PLACE**
REAL ESTATE



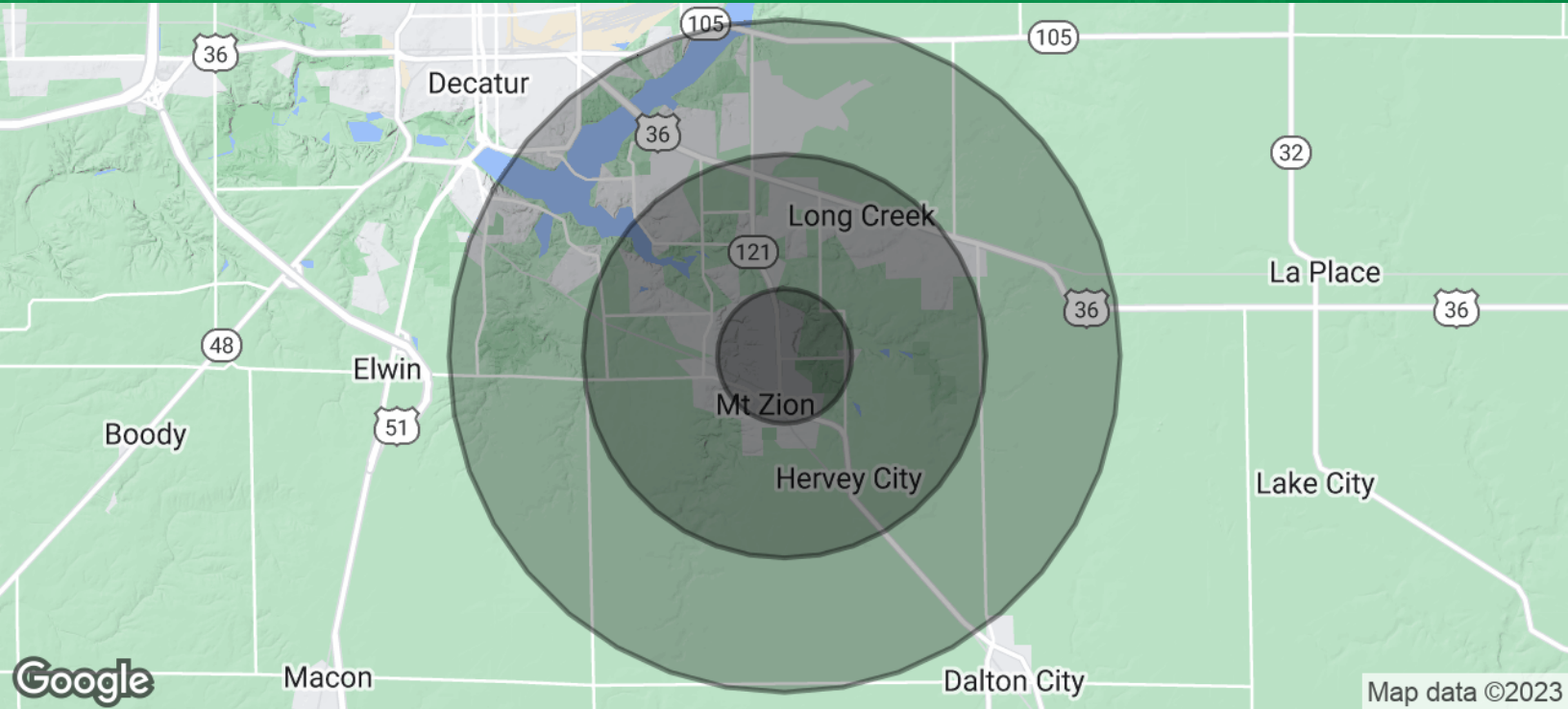
Zane Peterson

Managing Broker, CCIM
217.422.3335
zane@mainplace.us

200 Spitler Park Plaza Drive

Mount Zion, IL 62549

MAIN PLACE
REAL ESTATE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,316	10,239	24,343
Average Age	43.9	45.5	47.0
Average Age (Male)	45.2	44.3	44.1
Average Age (Female)	43.4	46.8	48.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,402	4,439	11,260
# Of Persons Per HH	2.4	2.3	2.2
Average HH Income	\$76,569	\$91,852	\$82,208
Average House Value	\$134,662	\$185,695	\$154,340

* Demographic data derived from 2020 ACS - US Census



Zane Peterson

Managing Broker, CCIM
217.422.3335
zane@mainplace.us