

LAND AVAILABLE

McClugage Road & Centennial Drive - Washington, IL 61571



MIDLAND ATLANTIC
PROPERTIES



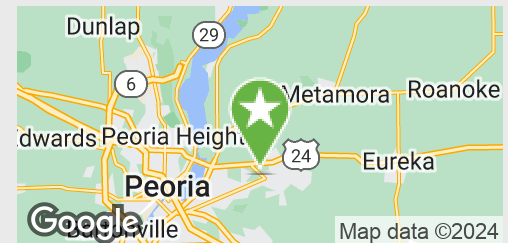
PROPERTY OVERVIEW

10 Acre Master Development with Shared Access with Walmart and Menards in Fast-Growing Washington, IL

PROPERTY HIGHLIGHTS

- .75 - 2 Acres of Outlots Available For Lease or Sale
- 7.07 Acres Available For Sale For Retail, Medical, or Residential Use
- Located at Hard Corner of Signalized Intersection
- Shared Access with Walmart, Menards, Aldi, and Dollar Tree
- To Be Delivered with Master Retention and Utilities to Property Line

DEMOGRAPHICS	5 MILES	7 MILES
Total Population	41,469	79,443
Average HH Income	\$123,952	\$107,023
Businesses	922	2,601
Employees	9,581	33,380



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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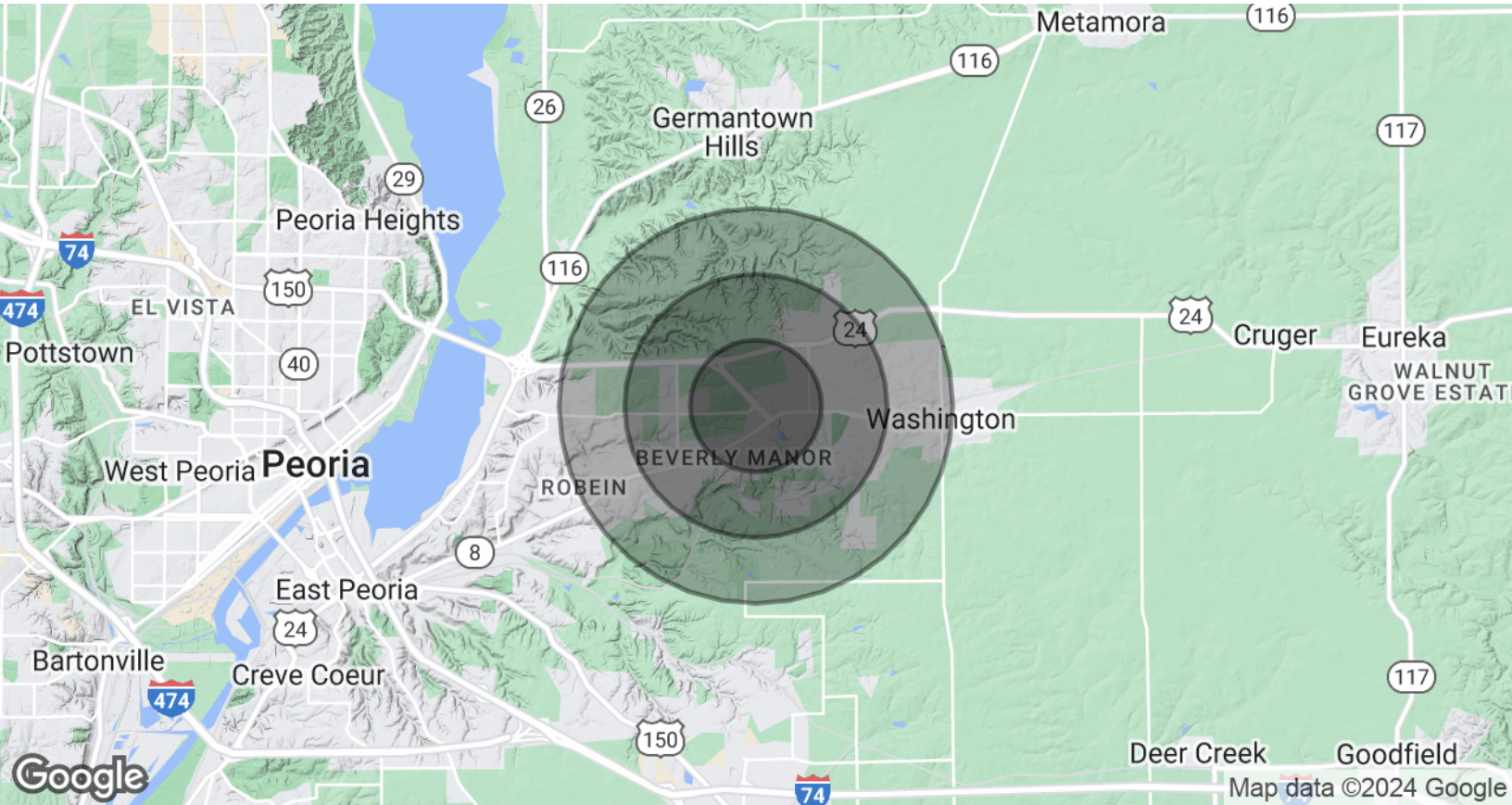


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POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	22,297	41,469	79,443
Total Households	8,989	16,613	32,628
Median Home Value	\$194,608	\$202,149	\$178,398

INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$111,315	\$123,952	\$107,023
Daytime Population (16+ years)	11,392	22,998	59,816
Total Businesses	479	922	2,601
Total Employees	4,398	9,581	33,380

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