

**ILLINOIS STATE DRIVES LICENSE OFFICE
FOR SALE**

- Approx 1920 SF leased to Illinois DMV
- DMV has been at this location for 50 + years
- Approx 650 SF Vacant bank with approx. 2200 SF drive-through canopy
- Signalized intersection
- 16,000 ± VPD

GREAT INVESTMENT OPPORTUNITY

- Approx. 12.45% CAP on Existing income
- Approx. 16.7% CAP on Pro-Forma Income
- Value add through leaseup of vacant space
- Opportunity Zone
- TIF Funds available for renovations
- Enterprise Zone



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PHOTOS, MAP & AERIALS

Maps and additional aerials are provided by Google Maps and esri. Photos are representative only and are subject to change without notice.

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AREA INFORMATION

Vandalia is a city in Fayette County, Illinois. Vandalia is 69 miles (111 km) northeast of St. Louis, on the Kaskaskia River. It served as the state capital of Illinois from 1819 until 1839, when the seat of state government moved to the current capital of Springfield. Vandalia is the county seat of Fayette County[3] and the home of the Vandalia State House State Historic Site.



With its rich history in Illinois politics, being the terminus of the Cumberland Road and the place where Abraham Lincoln began his political career, the City Of Vandalia is noted for its tourist attractions and its historic downtown district. We encourage you to visit the historic places in our town, and to learn about each one and its history to Vandalia.

Rich in contradictions, Vandalia boasts both the end of the famed Cumberland Road and the start of Abraham Lincoln's storied political career. History, adventure and leisure intertwine in the area's outdoor playgrounds, rich downtown district and recreation-filled corners. Explore Vandalia and take a step in the right direction.

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information should be obtained through independent verification.

INVESTMENT SUMMARY

Address	13 Old Capitol Shopping Center Vandalia, IL 62471
Size (Land Area)	Approx 18,300 SF
Spaces	Illinois Dept of Motor Vehicles 1,920 SF (Leased) DMV Has been a tenant for 50 + years Current Lease Term expires 6/30/28
	Bank Building/Drive-Thru 659 SF + 2238 SF Canopy and drive lanes
List Price	\$155,000
Current NOI	Approx. \$19,300/year
Pro-Forma NOI	\$25,800/year
Cap Rate (Existing)	12.45%
Pro-Forma Cap Rate	16.7%
Lease Type	Modified Gross

DEMOGRAPHICS	10 MINUTES	15 MINUTES	20 MINUTES
Population	9,123	11,889	28,601
Households	2,840	3,745	6,478
Avg HH Income	\$59,396	\$63,164	\$67,425
Median HH Income	\$44,097	\$48,448	\$50,966
Total Employees	5,112	5,521	11,327

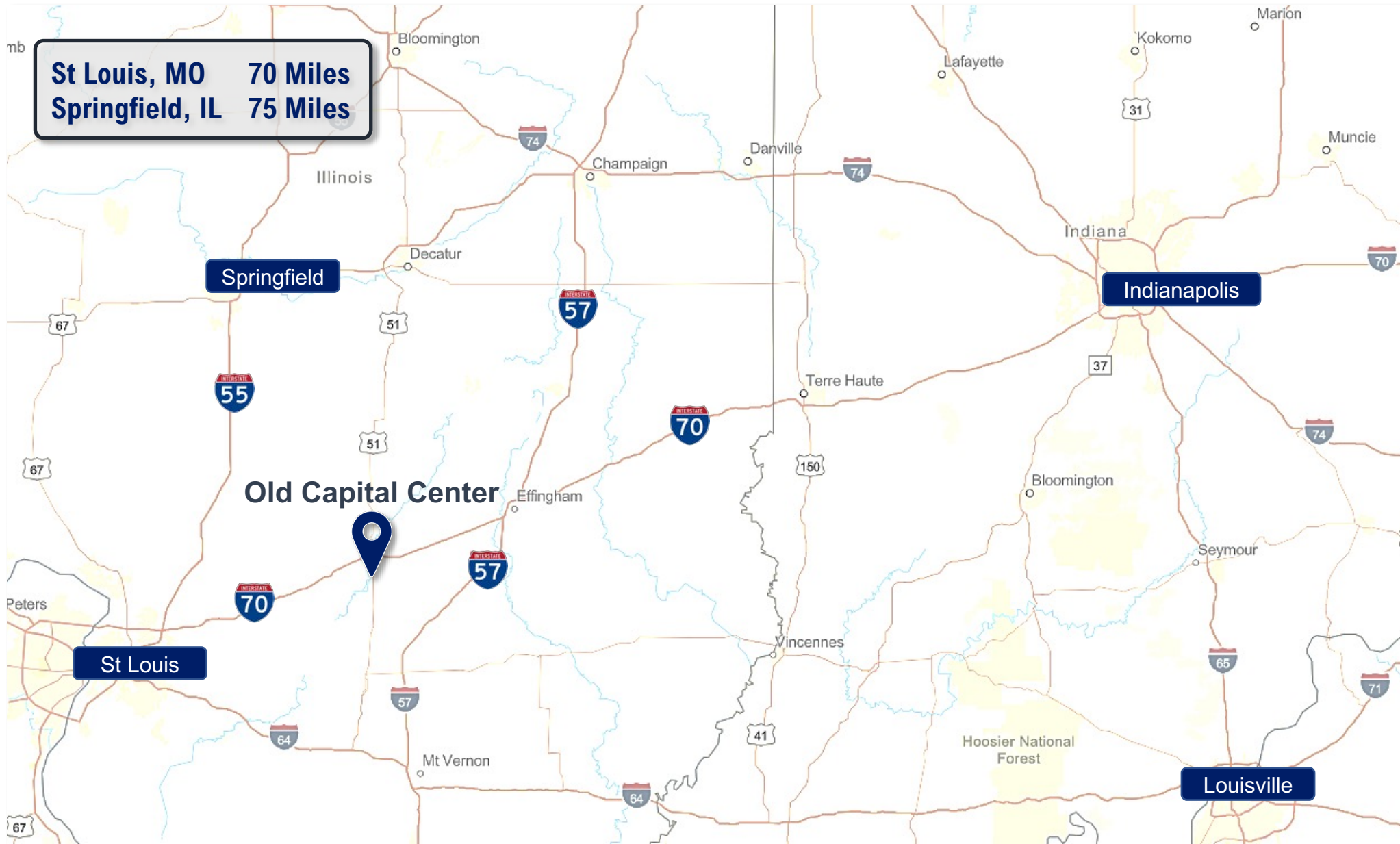
INVESTMENT SUMMARY

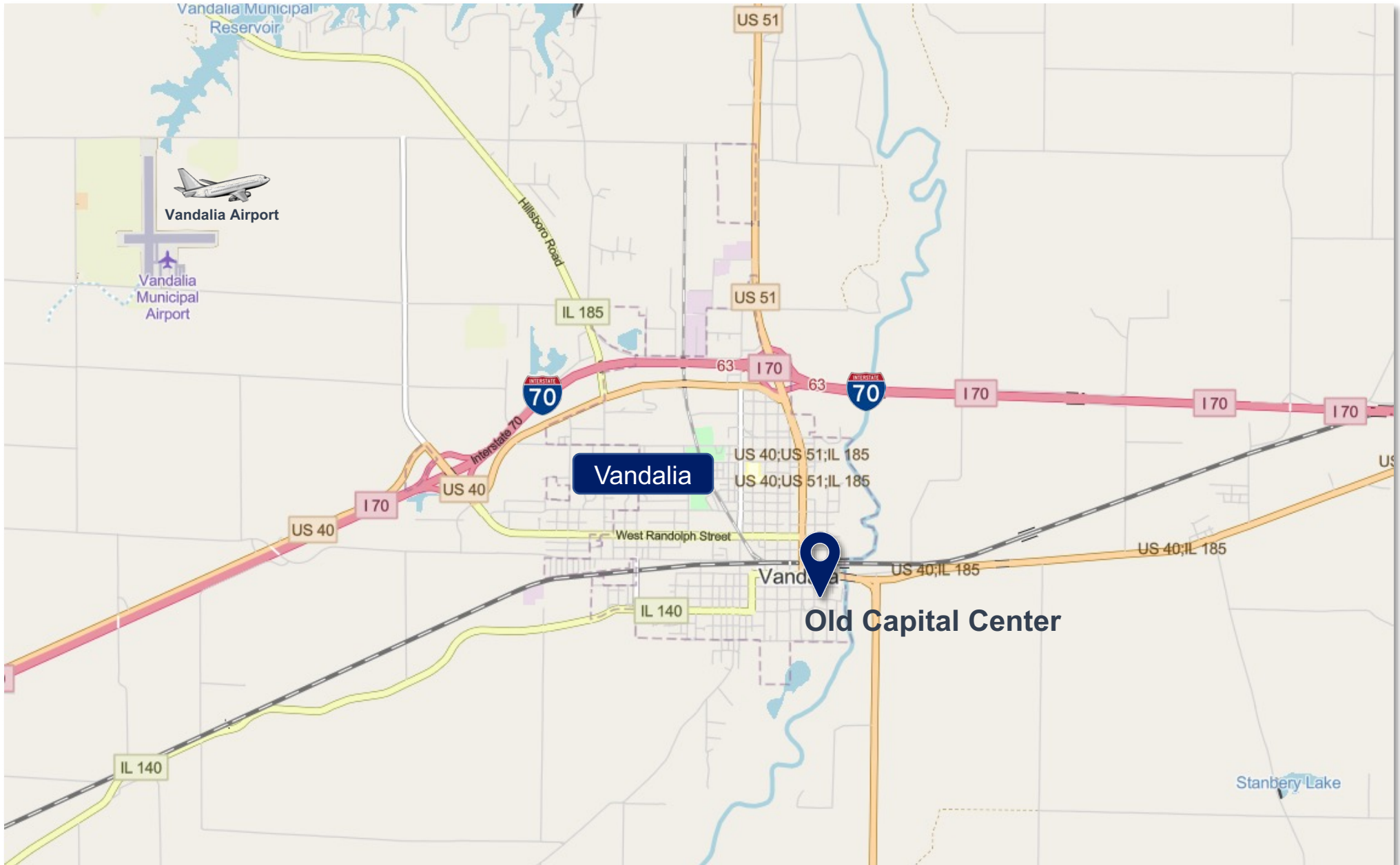
INCOME	Square Feet	Existing	Existing \$/SF	Pro-forma \$	Pro-forma \$/SF
Secretary of State/DMV	1,920	\$32,269.08	\$16.81	\$32,269.08	\$16.81
Vacant Bank Drive Through	659	\$0.00	\$0.00	\$6,590.00	\$10.00
TOTAL INCOME	2,579	\$32,269.08	\$12.51	\$38,859.08	\$15.07

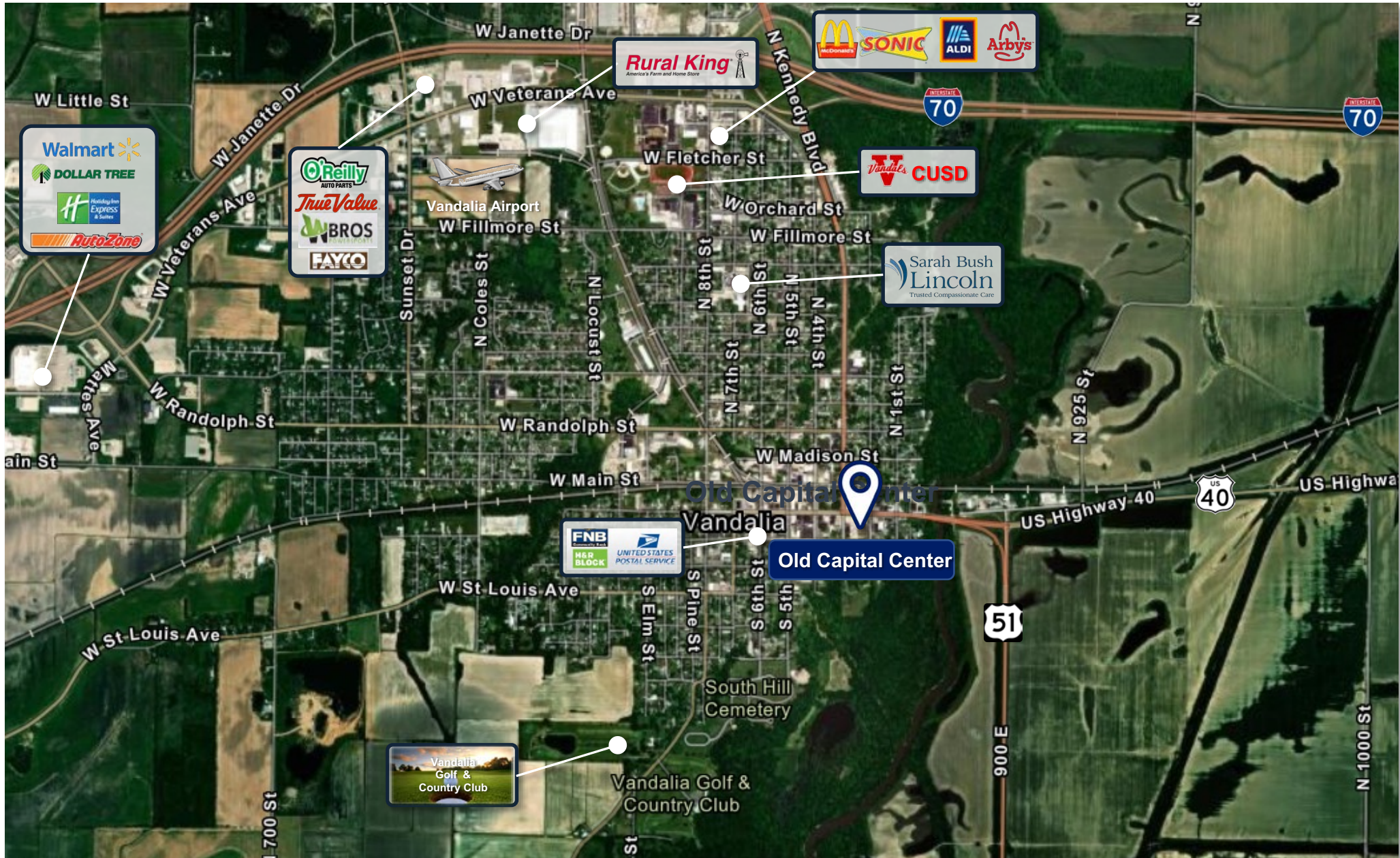
EXPENSES		Existing	Existing \$/SF	Pro-forma \$	Pro-forma \$/SF
Landscaping		\$990.00	\$0.38	\$990.00	\$0.38
Maintenance		\$1,640.00	\$0.64	\$1,640.00	\$0.64
Janitorial and Pest Control		\$5,390.00	\$2.09	\$5,390.00	\$2.09
Utilities		\$2,340.00	\$0.91	\$2,340.00	\$0.91
Insurance (Estimate)		\$1,200.00	\$0.47	\$1,200.00	\$0.47
Property Taxes (Estimate)		\$1,400.00	\$0.54	\$1,400.00	\$0.54
TOTAL EXPENSES		\$12,960.00	\$5.03	\$12,960.00	\$5.03

NET OPERATING INCOME		Existing	Existing \$/SF	Pro-forma \$	Pro-forma \$/SF
TOTAL NOI		\$19,309.08	\$7.49	\$25,899.08	\$10.04

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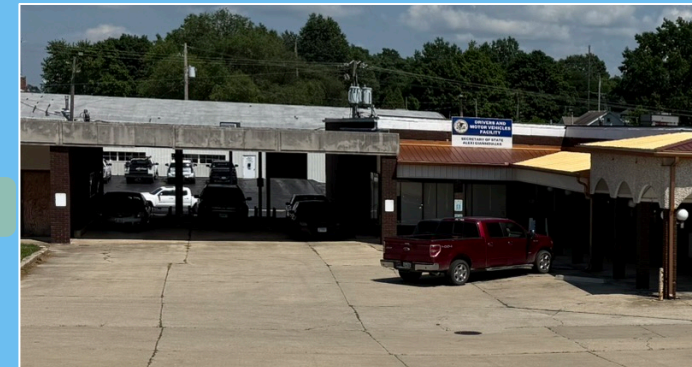








Bank Building, Canopy, and DMV Office



Former Grocery & DMV



KEY FACTS

15-Minute Drive Time



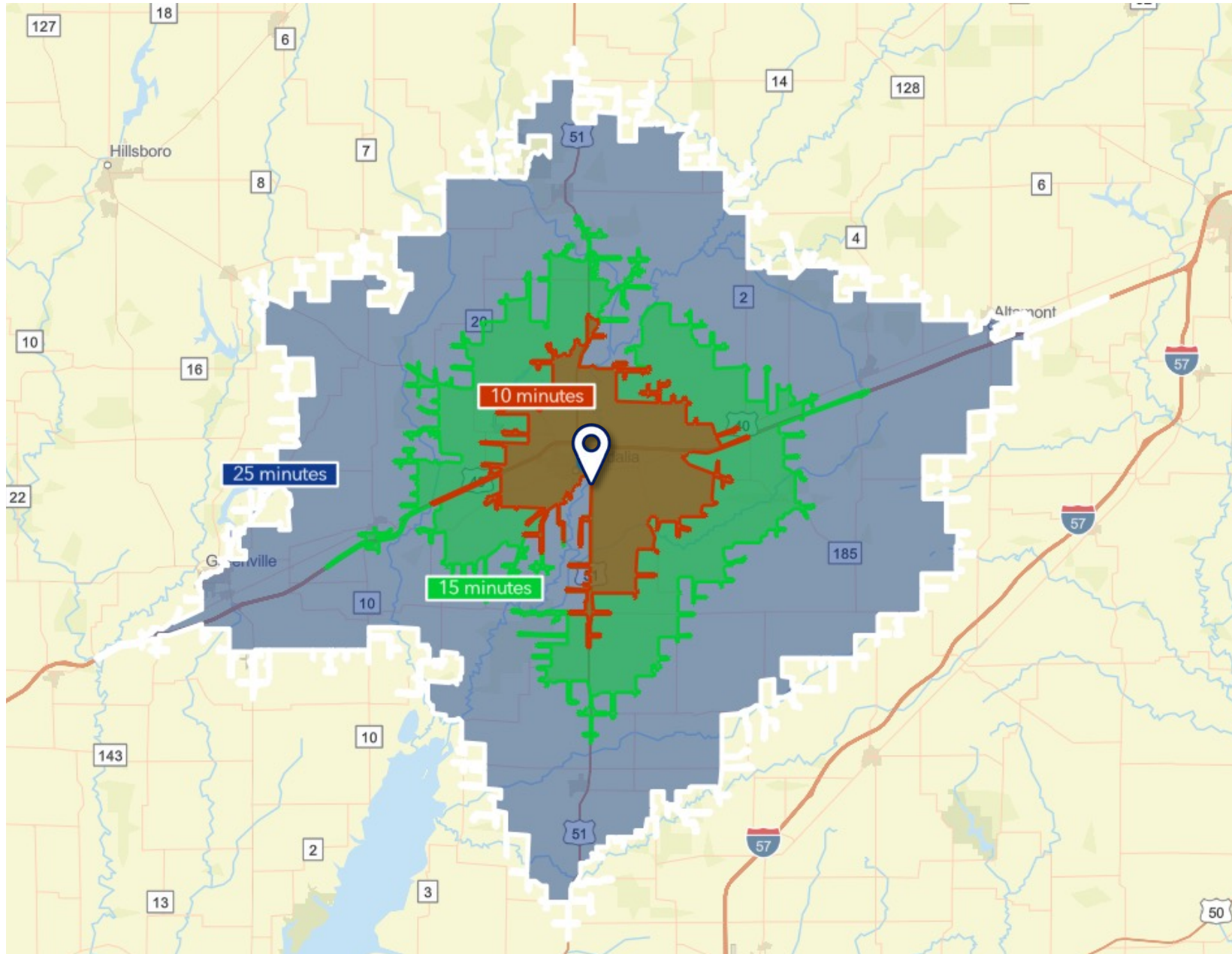
11,889
Residential
Population



2.3
Average
Household Size



\$108,784
Median Home
Value



KEY FACTS 15-Minute Drive Time



10,896
2023
Population



3,745
2023
Households



40.6
Median Age



	10 minutes	15 minutes	20 minutes
Population			
2010 Population	7,644	11,074	18,422
2020 Population	7,719	11,160	17,943
2023 Population	7,538	10,896	17,644
2028 Population	7,390	10,687	17,299
2010-2020 Annual Rate	0.10%	0.08%	-0.26%
2020-2023 Annual Rate	-0.73%	-0.73%	-0.52%
2023-2028 Annual Rate	-0.40%	-0.39%	-0.39%
2023 Male Population	55.7%	56.9%	54.3%
2023 Female Population	44.3%	43.1%	45.7%
2023 Median Age	39.0	39.1	40.6

In the identified area, the current year population is 17,644. In 2020, the Census count in the area was 17,943. The rate of change since 2020 was -0.52% annually. The five-year projection for the population in the area is 17,299 representing a change of -0.39% annually from 2023 to 2028. Currently, the population is 54.3% male and 45.7% female.

Median Age

The median age in this area is 40.6, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	87.7%	87.1%	90.2%
2023 Black Alone	6.6%	7.3%	4.8%
2023 American Indian/Alaska Native Alone	0.6%	0.7%	0.5%
2023 Asian Alone	0.5%	0.4%	0.4%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	1.4%	1.5%	1.1%
2023 Two or More Races	3.2%	3.0%	3.1%
2023 Hispanic Origin (Any Race)	5.0%	5.3%	3.7%

Persons of Hispanic origin represent 3.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 24.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	41	47	53
2010 Households	2,956	3,923	6,829
2020 Households	2,880	3,782	6,542
2023 Households	2,840	3,745	6,478
2028 Households	2,811	3,707	6,420
2010-2020 Annual Rate	-0.26%	-0.37%	-0.43%
2020-2023 Annual Rate	-0.43%	-0.30%	-0.30%
2023-2028 Annual Rate	-0.21%	-0.20%	-0.18%
2023 Average Household Size	2.13	2.27	2.35

The household count in this area has changed from 6,542 in 2020 to 6,478 in the current year, a change of -0.30% annually. The five-year projection of households is 6,420, a change of -0.18% annually from the current year total. Average household size is currently 2.35, compared to 2.37 in the year 2020. The number of families in the current year is 4,150 in the specified area.

KEY FACTS 15-Minute Drive Time



\$45,529
Median
Household Income



\$63,164
Average
Household Income



2,787
Owner Occupied
Housing



	10 minutes	15 minutes	20 minutes
Mortgage Income			
2023 Percent of Income for Mortgage	13.4%	13.1%	13.1%
Median Household Income			
2023 Median Household Income	\$43,134	\$45,529	\$49,002
2028 Median Household Income	\$48,056	\$51,164	\$54,238
2023-2028 Annual Rate	2.18%	2.36%	2.05%
Average Household Income			
2023 Average Household Income	\$59,396	\$63,164	\$67,425
2028 Average Household Income	\$66,862	\$71,542	\$76,477
2023-2028 Annual Rate	2.40%	2.52%	2.55%
Per Capita Income			
2023 Per Capita Income	\$22,007	\$22,220	\$25,221
2028 Per Capita Income	\$24,938	\$25,318	\$28,871
2023-2028 Annual Rate	2.53%	2.64%	2.74%
GINI Index			
2023 Gini Index	42.5	42.7	42.3
Households by Income			
Current median household income is \$49,002 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$54,238 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$67,425 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$76,477 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$25,221 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$28,871 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	157	164	167
2010 Total Housing Units	3,315	4,403	7,715
2010 Owner Occupied Housing Units	2,007	2,789	5,169
2010 Renter Occupied Housing Units	949	1,135	1,660
2010 Vacant Housing Units	359	480	886
2020 Total Housing Units	3,243	4,248	7,339
2020 Vacant Housing Units	363	466	797
2023 Total Housing Units	3,240	4,244	7,339
2023 Owner Occupied Housing Units	2,026	2,787	5,197
2023 Renter Occupied Housing Units	814	958	1,281
2023 Vacant Housing Units	400	499	861
2028 Total Housing Units	3,173	4,178	7,274
2028 Owner Occupied Housing Units	2,025	2,784	5,191
2028 Renter Occupied Housing Units	786	923	1,230
2028 Vacant Housing Units	362	471	854
Socioeconomic Status Index			
2023 Socioeconomic Status Index	43.7	44.2	45.7

Currently, 70.8% of the 7,339 housing units in the area are owner occupied; 17.5%, renter occupied; and 11.7% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 7,339 housing units in the area and 10.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.00%. Median home value in the area is \$106,410, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.87% annually to \$122,607.

