

FOR SALE

18845 Illinois 54

18845 ILLINOIS 54

De Witt, IL 61735

PRESENTED BY:

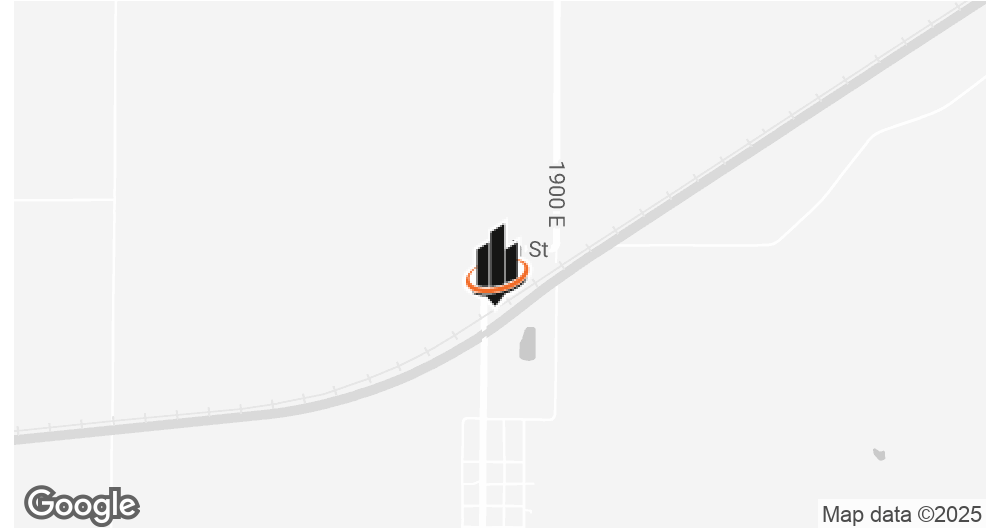
TOM DIBBLE

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$159,000
BUILDING SIZE:	3,500 SF
AVAILABLE SF:	3,500
LOT SIZE:	
PRICE / SF:	\$45.43
YEAR BUILT:	2012

PROPERTY OVERVIEW

Offered at an amazing price, this is an outstanding opportunity for an investor or owner-user to acquire a commercially zoned property with strong visibility and built-in upside along a busy roadway. The site includes two buildings on a sizeable land parcel, creating multiple income, expansion, or redevelopment options. One building is configured with three units, including an upper-level space ready to be finished as an apartment, offering immediate value-add or live/work potential. The property also features two on-site billboards, providing additional advertising exposure and potential supplemental revenue. With prominent frontage, multiple structures, and long-term growth potential, this property is an ideal fit for an investor or business owner looking to secure visibility, control occupancy costs, and create future value.

PROPERTY HIGHLIGHTS

- Great Location
- Located on a busy road
- Two buildings

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ADDITIONAL PHOTOS



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LOCATION MAP



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RETAILER MAP



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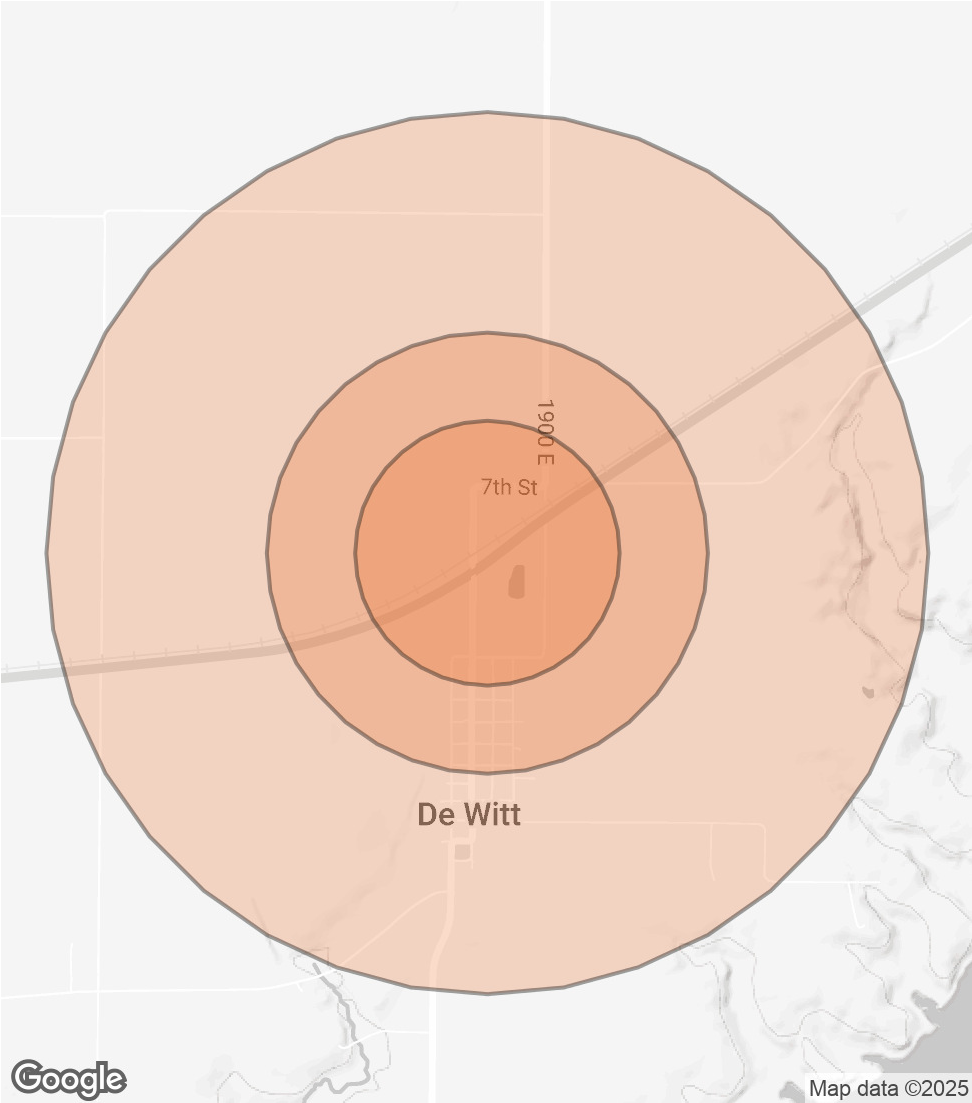
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	26	90	161
AVERAGE AGE	46	46	46
AVERAGE AGE (MALE)	46	46	46
AVERAGE AGE (FEMALE)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	11	38	68
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$101,291	\$101,291	\$101,291
AVERAGE HOUSE VALUE	\$293,692	\$293,692	\$293,692

Demographics data derived from AlphaMap



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The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

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ADVISOR BIO 1



TOM DIBBLE

Associate Advisor

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Direct: **309.242.8502**

PROFESSIONAL BACKGROUND

I’ve been in real estate since 2009, helping people buy, sell, and lease property. I like keeping things simple, honest, and low-stress for my clients. When you work with me, you’re getting someone who knows the market, but also someone who actually listens and makes the process easier (and maybe even a little fun).

Over the years, I’ve built strong relationships with local vendors, inspectors, lenders, and contractors — so when you need a solution, I will have someone you can trust. I believe good communication is everything, and I’m not here to pressure you — I’m here to guide you, advocate for you, and help you make smart, confident decisions. Whether it’s your first home, your next investment, or a commercial space for your business, I’ve got your back!

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