

# FOR LEASE

515 N Main Street,  
Suite A  
Columbia, IL 62236



**1,200 SF OFFICE/RETAIL SUITE**

**BARBERMURPHY**  
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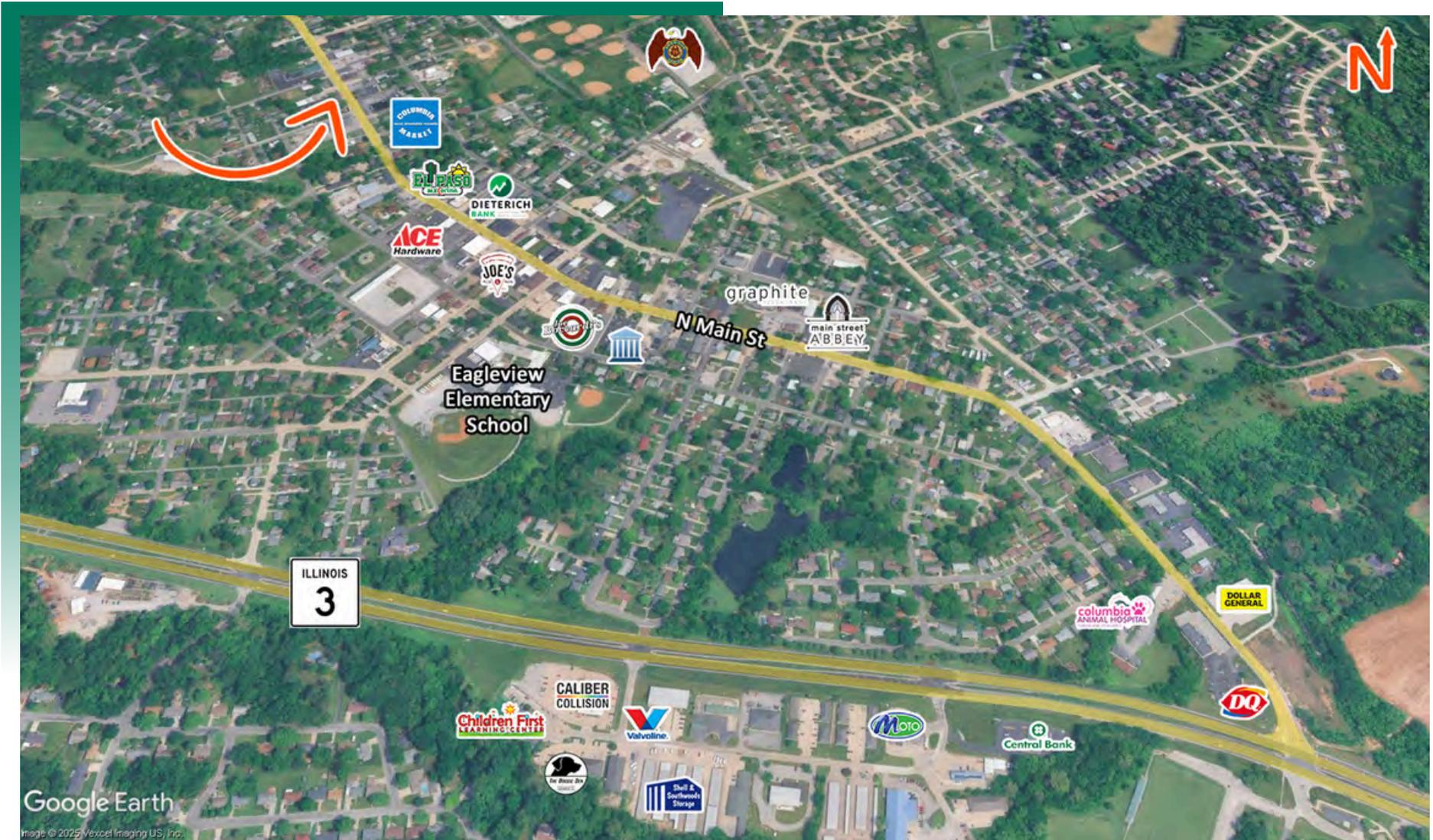
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# AREA MAP

515B N Main St., Columbia, IL 62236



## LOCATION OVERVIEW

Located 1/2 mile off IL Route 3. North Main Street runs through the heart of Columbia, Illinois. It features a mix of residential homes and small businesses. The street extends from the historic downtown area towards the northern part of the city.

# PROPERTY PHOTOS: SUITE A

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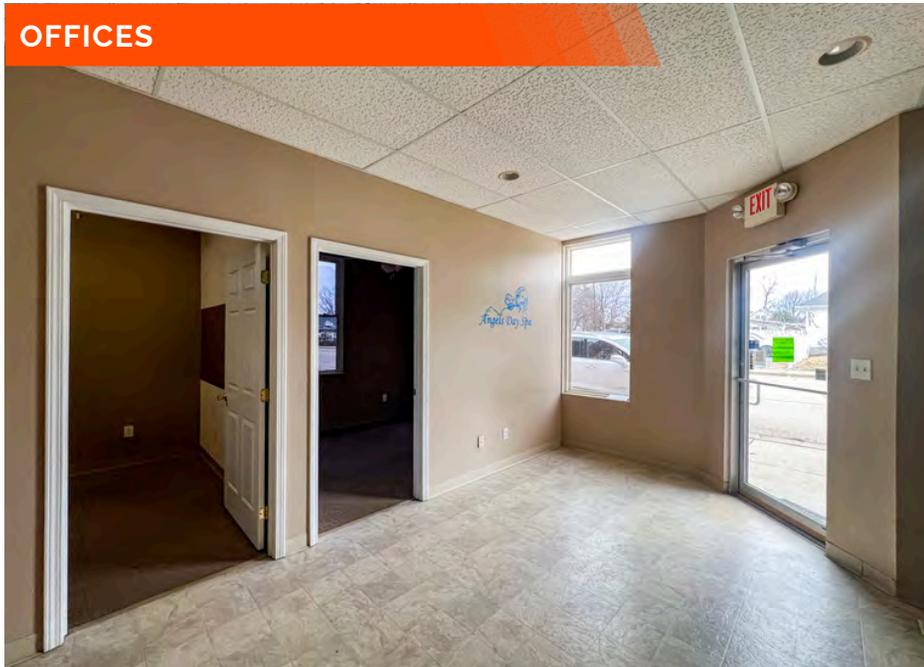
WAITING AREA/OFFICES



WAITING AREA



OFFICES



## SUITE INFORMATION

Formerly occupied by a Day Spa. The suite features an open waiting area/retail space with two adjacent offices and restroom. A staircase at the rear provides access to a basement, ideal for storage or inventory management.

**LEASE RATE:** \$14.00/SF, Gross

# OFFICE/RETAIL SUMMARY

515 N MAIN ST

**LISTING #** 2981

## LOCATION DETAILS:

Parcel # 04-16-433-010-000  
County: IL - Monroe  
Zoning: B-2

## PROPERTY OVERVIEW:

Building SF: 2,400  
Vacant SF: 1,200  
Usable Sqft: 1,200  
Min Divisible SF: 1,200  
Max Contig SF: 1,200  
Office SF: 1,200  
Retail SF: 1,200  
Parking Spaces: 8

## STRUCTURAL DATA:

Renovated: 2022  
Ceilings: 8' - 10'  
Construction Type: Mixed



## LEASE INFORMATION:

Lease Rate: \$14.00  
Lease Type: Gross

## DEMOGRAPHICS:

Traffic Count: 9,000

## PROPERTY DESCRIPTION:

Suite A: Formerly occupied by a Day Spa. The suite features an open waiting area/retail space with two adjacent offices and restroom. A staircase at the rear provides access to a basement, ideal for storage or inventory management.