

**SALE**

# Ol' Joes Bait & Tackle Shop

**18845 ILLINOIS 54**

De Witt, IL 61735

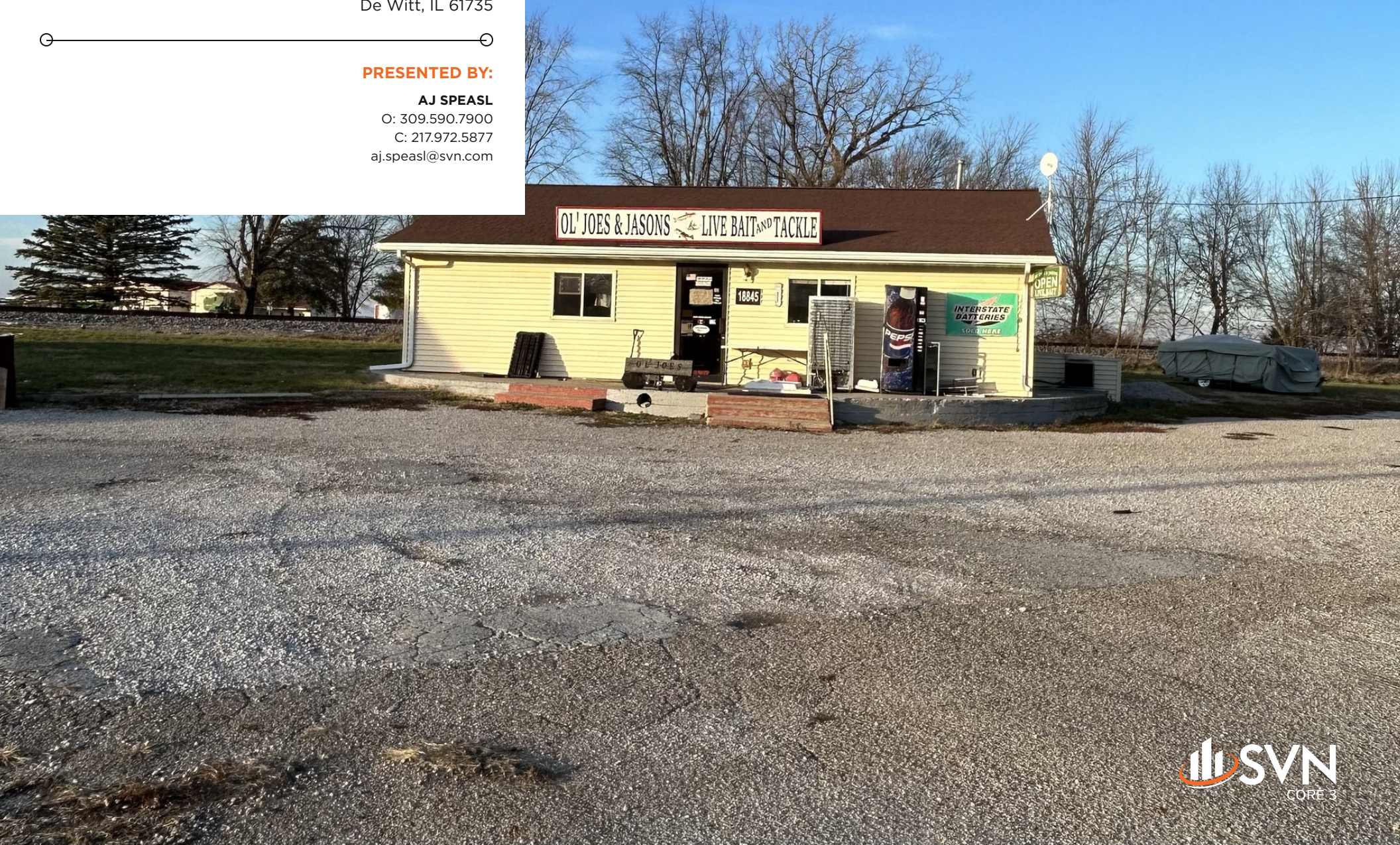
**PRESENTED BY:**

**AJ SPEASL**

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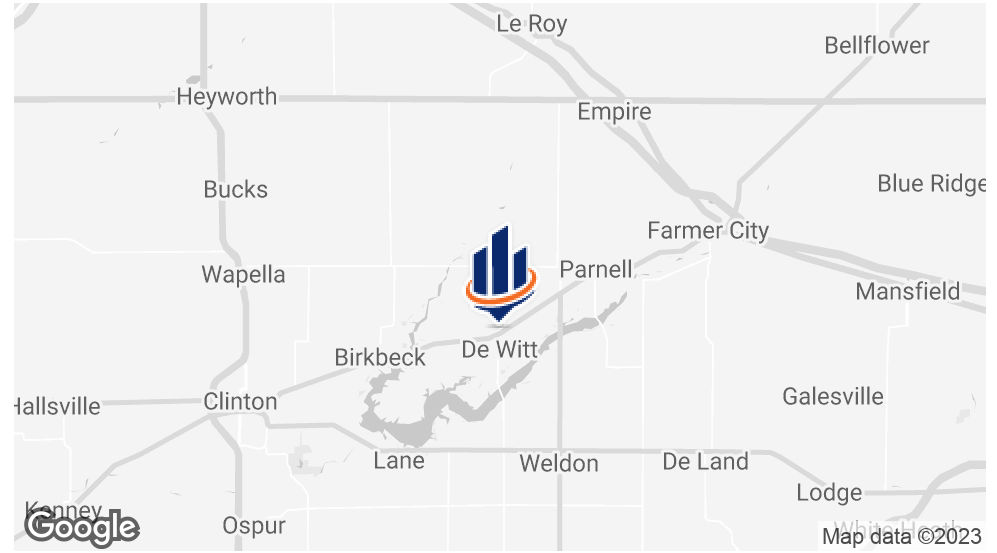
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$159,000
<b>BUILDING SIZE:</b>	1,200 SF
<b>LOT SIZE:</b>	2 Acres
<b>YEAR BUILT:</b>	2012
<b>ZONING:</b>	Commercial

## PROPERTY OVERVIEW

Unique business opportunity right off of Highway 54. Previously Ol' Joes Bait and Tackle Shop, now can be transformed into your business of choice. With over 2 acres of land the property offers plenty of room for parking or the potential to add additional buildings. The current 30x40 building built in 2012 has endless potential with its open retail floor plan. There is an additional building on the property that is approximately 2300 square feet. IL 54 is a high traffic road running alongside the popular destination of Clinton Lake and several surrounding rural towns including Clinton.

## PROPERTY HIGHLIGHTS

- Located On a High Traffic Road
- Potential For New Business
- Aprox. 2 Acres of Land
- 2 Buildings

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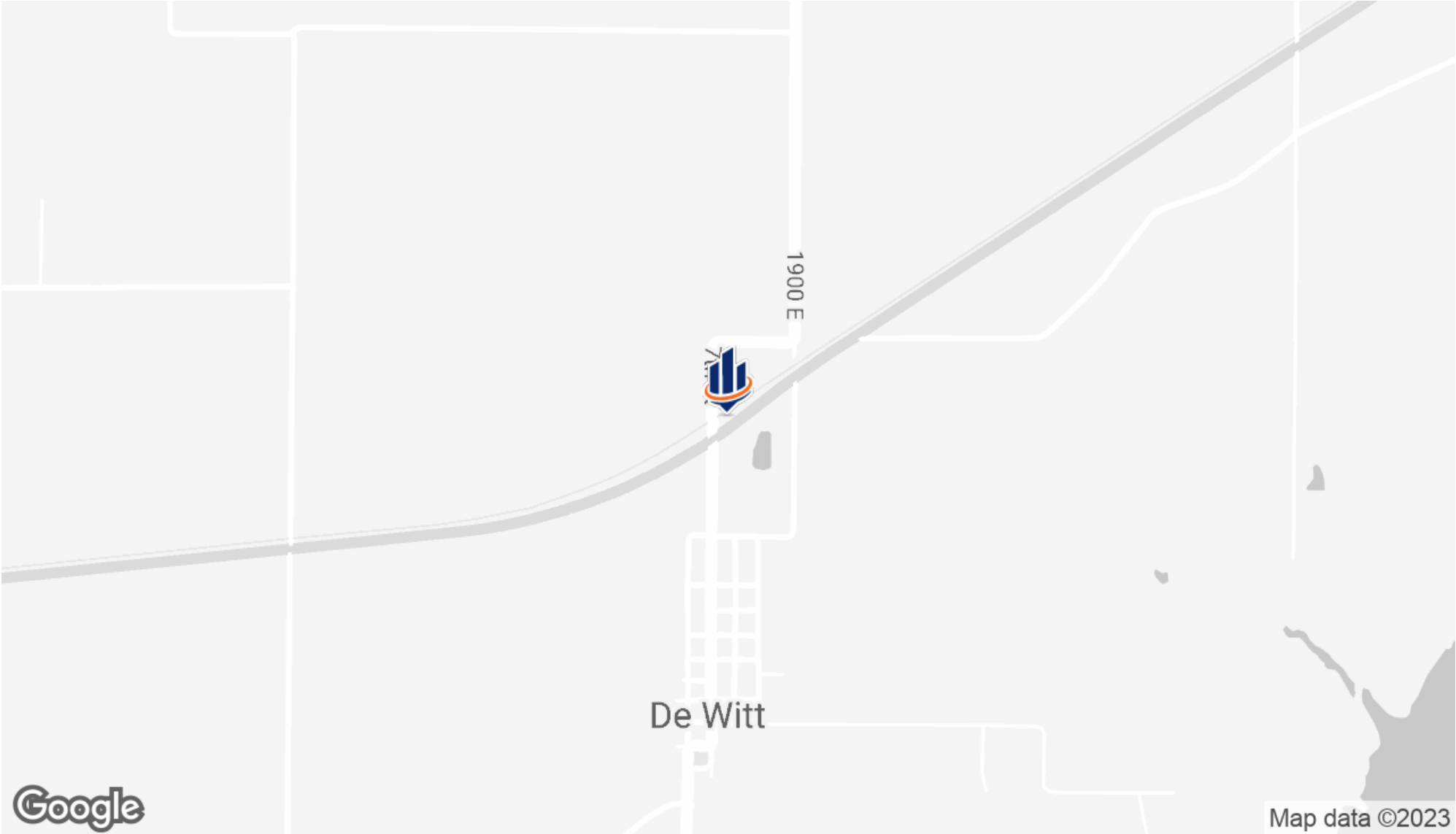
**ADDITIONAL PHOTOS**



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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

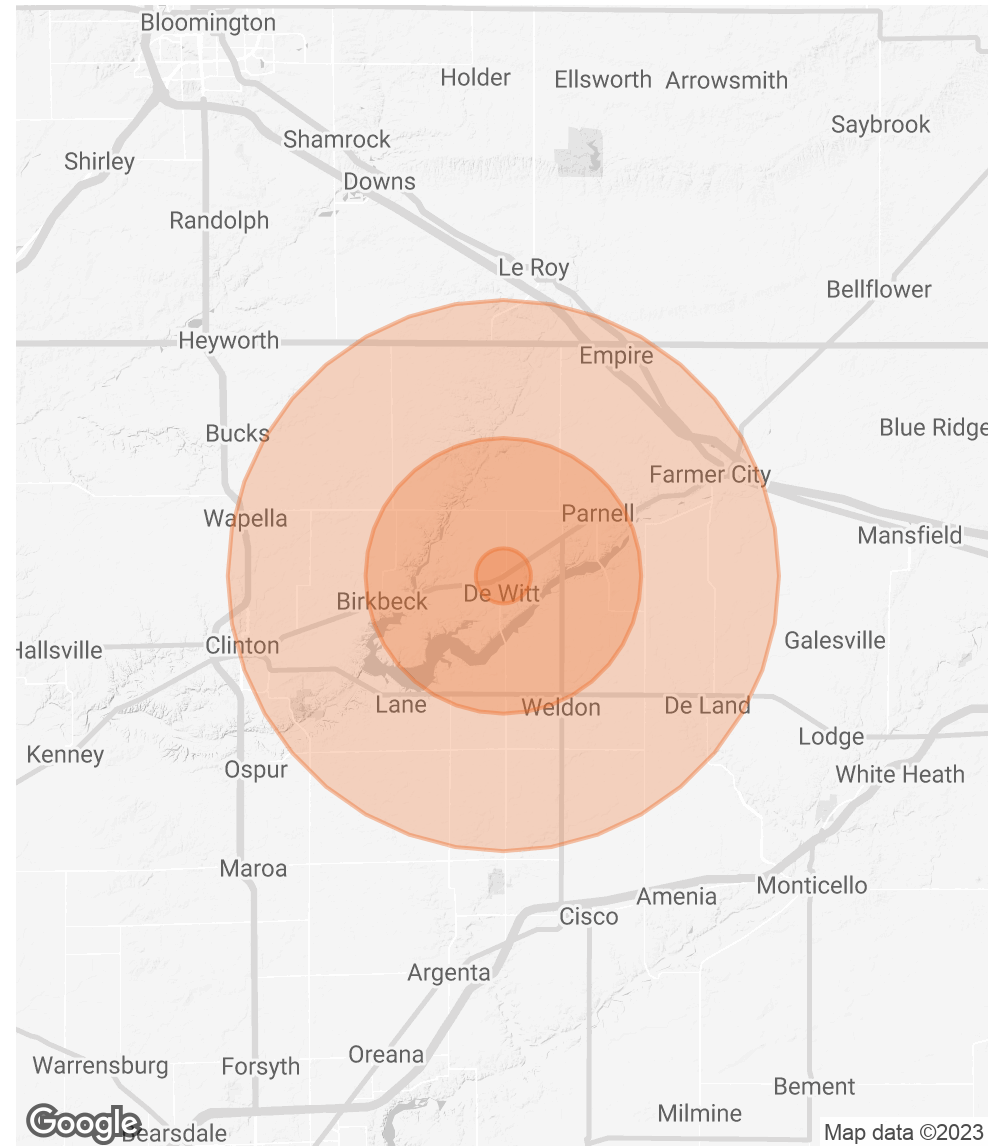
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	32	1,110	10,533
<b>AVERAGE AGE</b>	49.8	47.7	40.6
<b>AVERAGE AGE (MALE)</b>	51.1	49.6	40.2
<b>AVERAGE AGE (FEMALE)</b>	43.0	40.6	40.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	15	549	4,985
<b># OF PERSONS PER HH</b>	2.1	2.0	2.1
<b>AVERAGE HH INCOME</b>	\$81,603	\$66,985	\$62,291
<b>AVERAGE HOUSE VALUE</b>	\$304,033	\$209,702	\$123,532

\* Demographic data derived from 2020 ACS - US Census



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