

605 W. VAN BUREN ST.

605 W. VAN BUREN ST., CLINTON, IL 61727



PROPERTY SUMMARY



LOCATION DESCRIPTION

The area surrounding 605 W. Van Buren St. in Clinton exhibits a vibrant and inviting atmosphere, presenting an attractive location for prospective retail or strip center tenants. The property benefits from its close proximity to a thriving commercial district, featuring a variety of local shops, dining options, and cultural attractions, fostering a lively environment with steady foot traffic. Additionally, nearby attractions such as the Clinton Lake and the Dr. John Warner Hospital further enhance the area's appeal, drawing in both residents and visitors. With its strong sense of community, favorable demographics, and convenient access to major roadways, the location offers an excellent opportunity for retail businesses to establish a prominent presence and fulfill the diverse needs of the Clinton market.

PROPERTY HIGHLIGHTS

- Expansive storefront for high visibility
- Ample parking for customer convenience
- Strategic location
- Adaptable space for efficient floor planning

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	3
Available SF:	5,390 SF
Building Size:	6,590 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,044	3,617	4,055
Total Population	4,059	7,428	8,372
Average HH Income	\$55,511	\$56,775	\$59,165

Presented By:

Legacy Commercial Property
847.904.9200
info@legacyp.com

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ADDITIONAL PHOTOS



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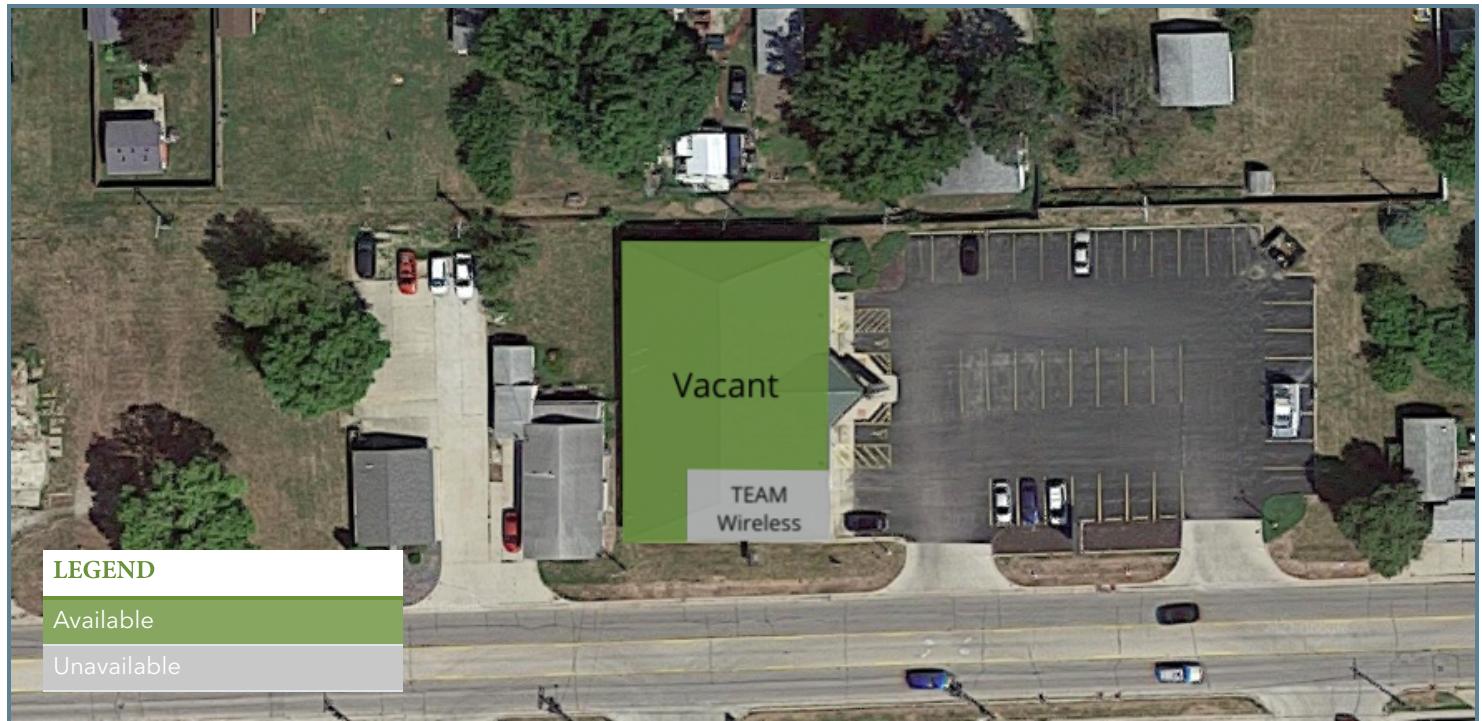
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 **LEGACY**
COMMERCIAL PROPERTY
209 Powell Place
Brentwood, TN 37027
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,390 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
605 W Van Buren St	TEAM Wireless	1,200 SF	NNN	-	-
605 W Van Buren St	Available	5,390 SF	NNN	Contact Broker for Pricing	-

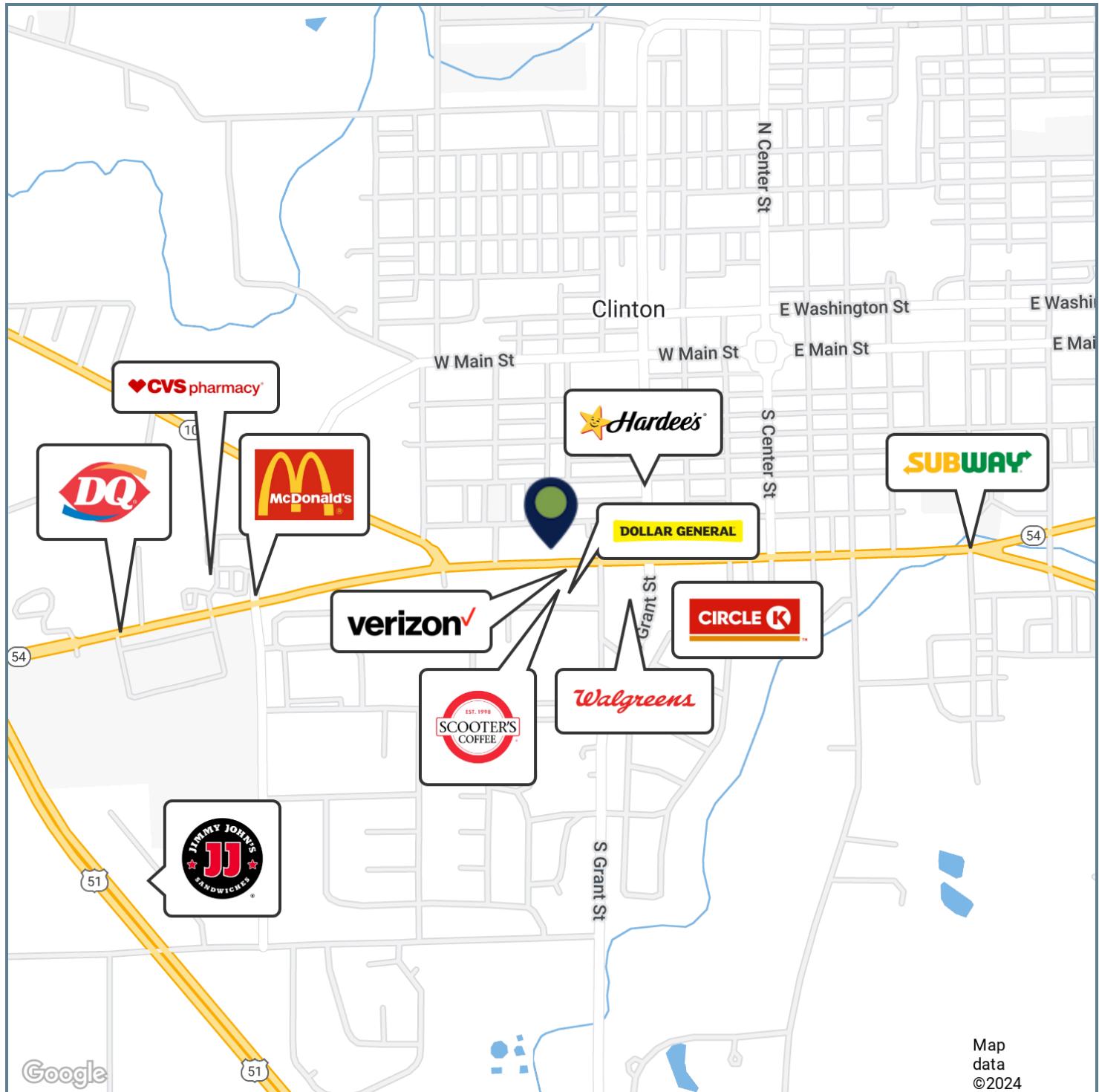
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RETAILER MAP



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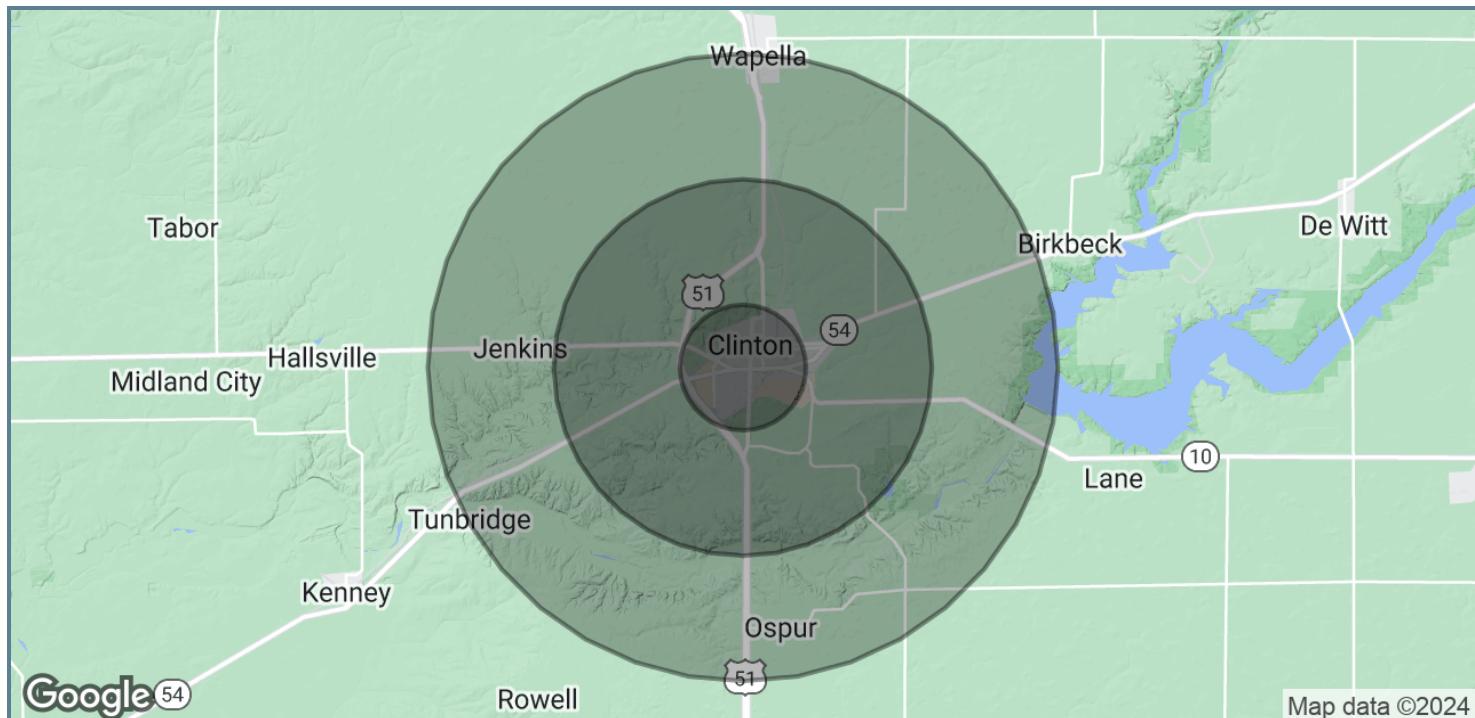
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,059	7,428	8,372
Average Age	41.8	39.6	40.7
Average Age (Male)	39.7	38.5	39.5
Average Age (Female)	44.0	41.2	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,044	3,617	4,055
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$55,511	\$56,775	\$59,165
Average House Value	\$88,780	\$89,912	\$100,036

2020 American Community Survey (ACS)

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