

# 1225 State Route 121

Mt. Zion, IL 62549



## OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	2.09 Acres
Price / Acre:	\$143,541
Zoning:	COM

## PROPERTY OVERVIEW

Commercial Development Opportunity. Situated in the heart of Mt. Zion, Illinois, 2.09 acres on a corner location on State Highway 121. Over 12,900 average vehicles per day. Great location for neighborhood retail, quick service restaurant, or professional service property. Contact commercial brokers with inquiries.



**Zane Peterson**

Managing Broker, CCIM  
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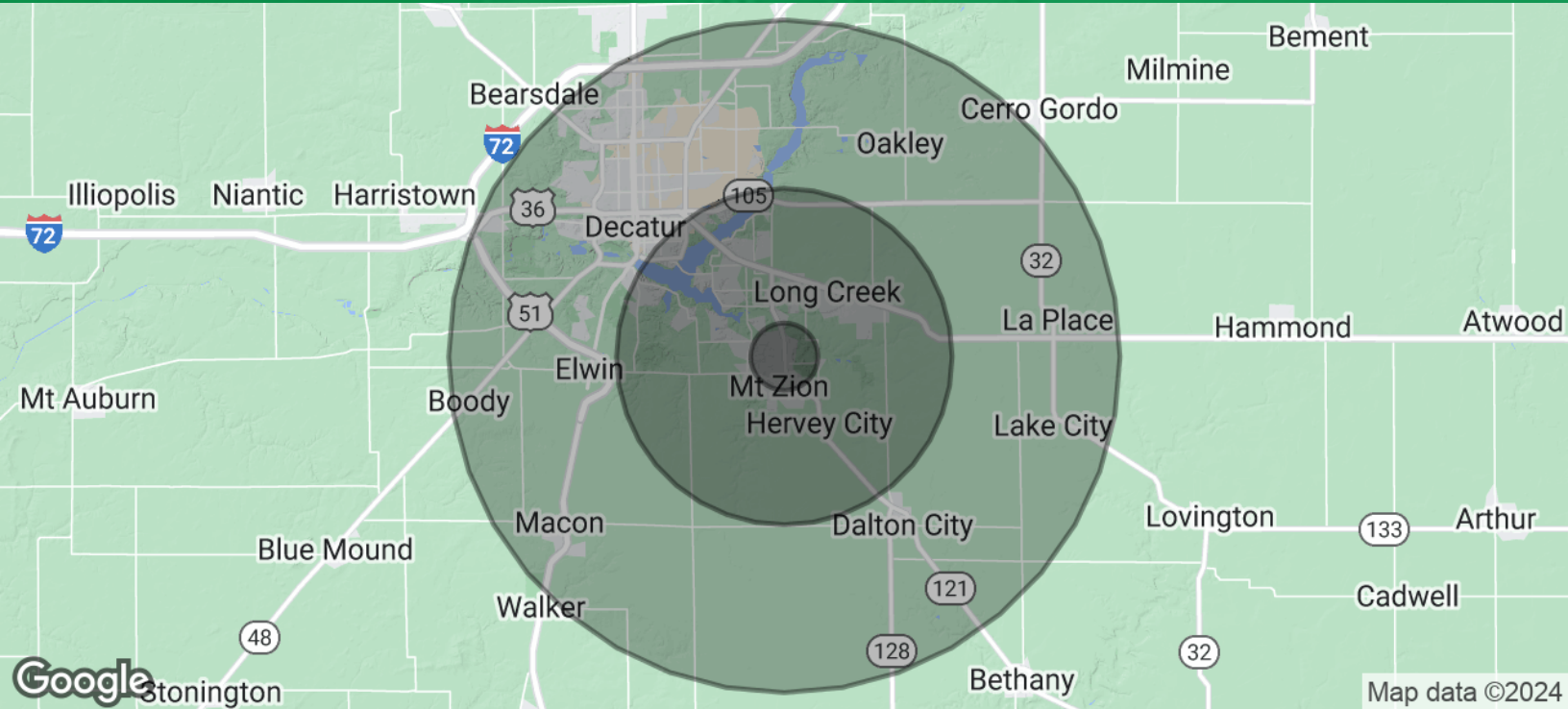
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**MAIN PLACE**  
REAL ESTATE



## POPULATION

### 1 MILE

### 5 MILES

### 10 MILES

Total Population	591	21,311	105,380
Average Age	45.8	46.3	39.8
Average Age (Male)	44.9	45.3	38.6
Average Age (Female)	46.4	47.0	41.0

## HOUSEHOLDS & INCOME

### 1 MILE

### 5 MILES

### 10 MILES

Total Households	238	8,899	42,912
# Of Persons Per HH	2.5	2.4	2.5
Average HH Income	\$77,138	\$71,590	\$54,655
Average House Value	\$157,030	\$102,478	\$97,850

\* Demographic data derived from 2020 ACS - US Census



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