

HARD CORNER OUTLOT AVAILABLE

McClugage Road & Centennial Drive - Washington, IL 61571



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

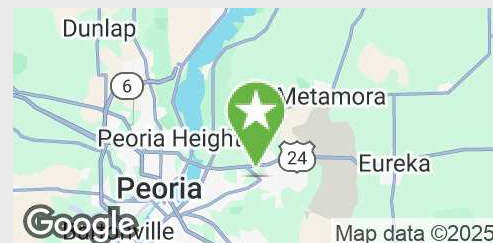
10 Acre Master Development with Shared Access with Walmart and Menards in Fast-Growing Washington, IL

PROPERTY HIGHLIGHTS

- .94 Acre Outlot Available For Lease or Sale
- .96 Acre Outlot Available For Lease or Sale
- 7.07 Acres Available For Sale For Retail, Medical, or Residential Use
- Located at Hard Corner of Signalized Intersection
- Shared Access with Walmart, Menards, Aldi, and Dollar Tree
- To Be Delivered with Master Retention and Utilities to Property Line

DEMOGRAPHICS

	5 MILES	7 MILES
Total Population	41,469	79,443
Average HH Income	\$123,952	\$107,023
Businesses	922	2,601
Employees	9,581	33,380



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

JEFF HUBLEY

Direct: 317.597.1713
Cell: 317.590.7588
jhubbley@midlandatlantic.us

SHAWN HEFFERN

Direct: 317.597.1715
Cell: 317.695.8938
sheffern@midlandatlantic.us

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

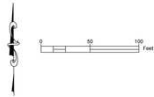
HARD CORNER OUTLOT AVAILABLE

McClugage Road & Centennial Drive - Washington, IL 61571



CENTENNIAL & McCLUGAGE DEVELOPMENT

WASHINGTON, ILLINOIS
LAND DEVELOPMENT REAL ESTATE SALES EXHIBIT
NOVEMBER 21, 2023
CLIENT: BA BODNER CO, LLC



NOTES:
PIN 02-02-16-300-014
PIN 02-02-16-300-020
PIN 02-02-16-300-022
TOTAL AREA = ± 11.5 ACRES

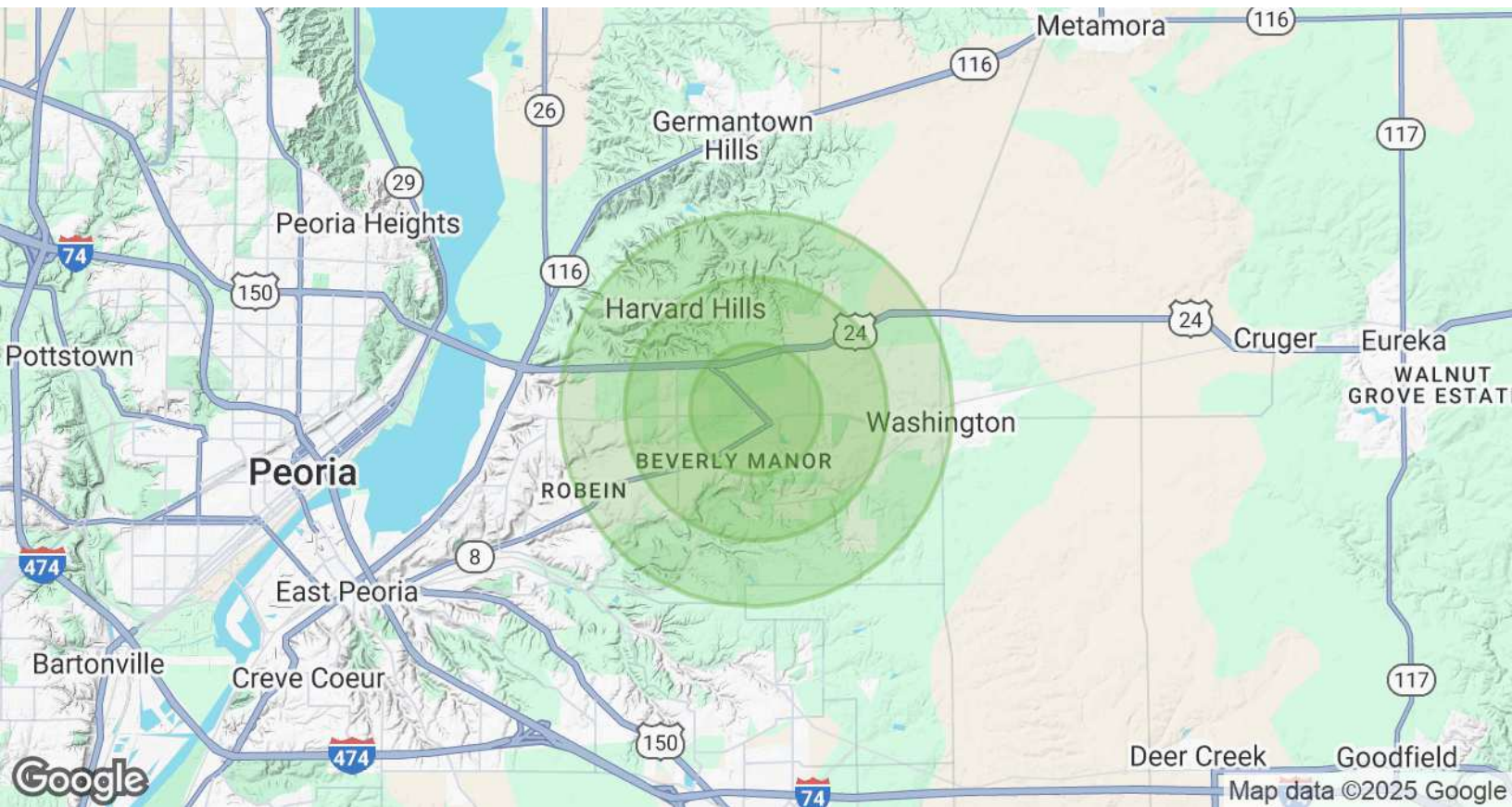
AE AUSTIN ENGINEERING CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143

HARD CORNER OUTLOT AVAILABLE

McClugage Road & Centennial Drive - Washington, IL 61571



MIDLAND ATLANTIC
PROPERTIES



POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	22,297	41,469	79,443
Total Households	8,989	16,613	32,628
Median Home Value	\$194,608	\$202,149	\$178,398

INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$111,315	\$123,952	\$107,023
Daytime Population (16+ years)	11,392	22,998	59,816
Total Businesses	479	922	2,601
Total Employees	4,398	9,581	33,380

MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

JEFF HUBLEY

Direct: 317.597.1713
Cell: 317.590.7588
jhublej@midlandatlantic.us

SHAWN HEFFERN

Direct: 317.597.1715
Cell: 317.695.8938
sheffern@midlandatlantic.us

MIDLANDATLANTIC.COM

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.