

FOR SALE

VIEWEG
REAL ESTATE

Central Illinois I Medical Office

803 Illini Dr, Clinton, IL 61727



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PROPERTY DESCRIPTION

Introducing 803 Illini Dr, Clinton, IL - This 4,061 SF building offers a prime location just off US-51. The property offers spacious layout that provides versatile potential for medical or office use, while the modern construction ensures minimal upgrades are needed. The property's attractive exterior and ample parking enhance its appeal to both owners and their clients. With its prime location and impressive features, this property presents a compelling opportunity for users and or investors seeking a strategic addition to their portfolio.

PROPERTY HIGHLIGHTS

- 4,061 SF building
- Built in 2003
- Prime location in Clinton area
- Ideal for office/medical use
- Modern construction
- Spacious layout
- Ample parking

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	1.78 Acres
Building Size:	4,061 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,126	3,512	4,017
Total Population	2,522	8,036	9,245
Average HH Income	\$81,145	\$81,457	\$84,197

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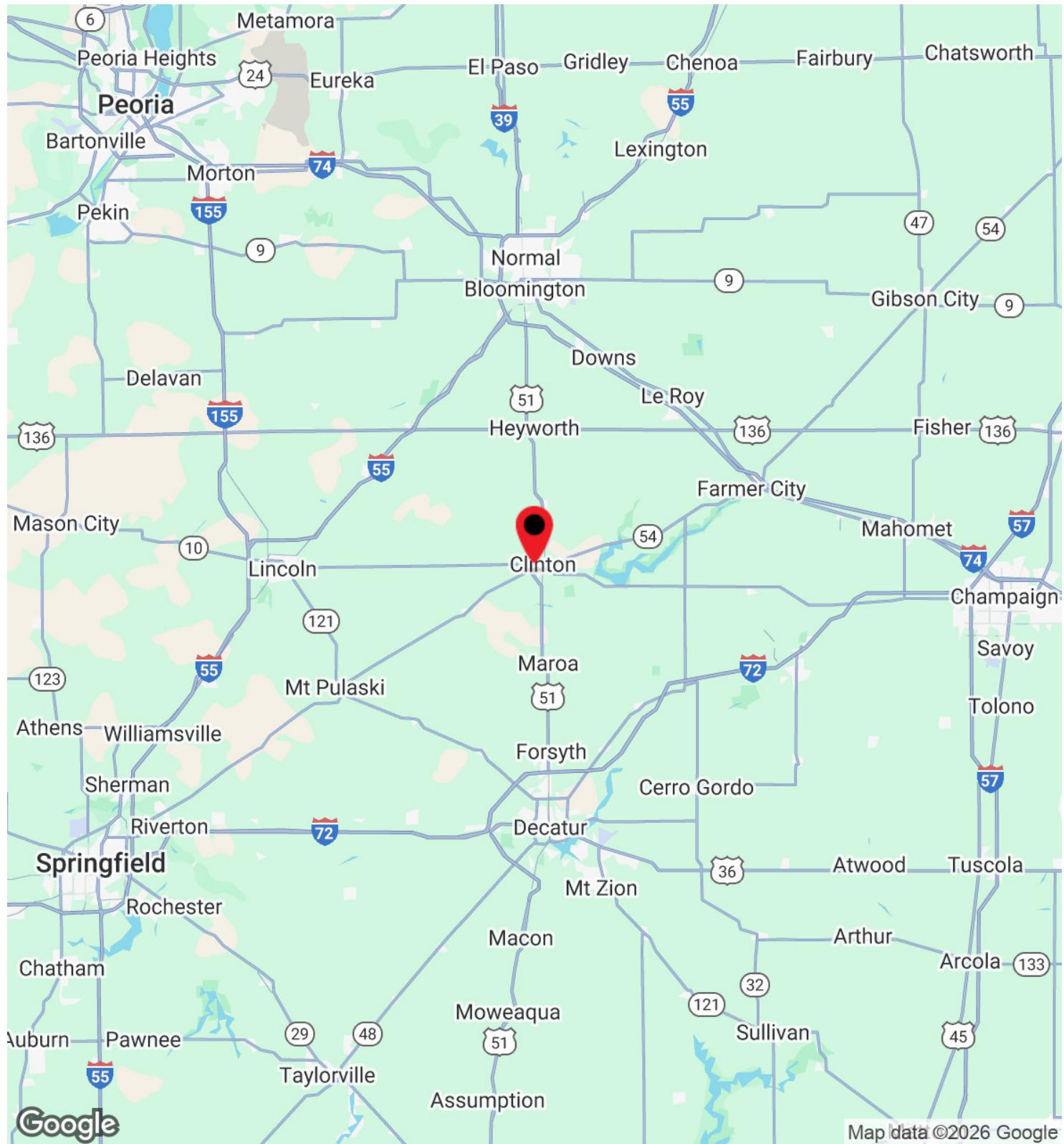
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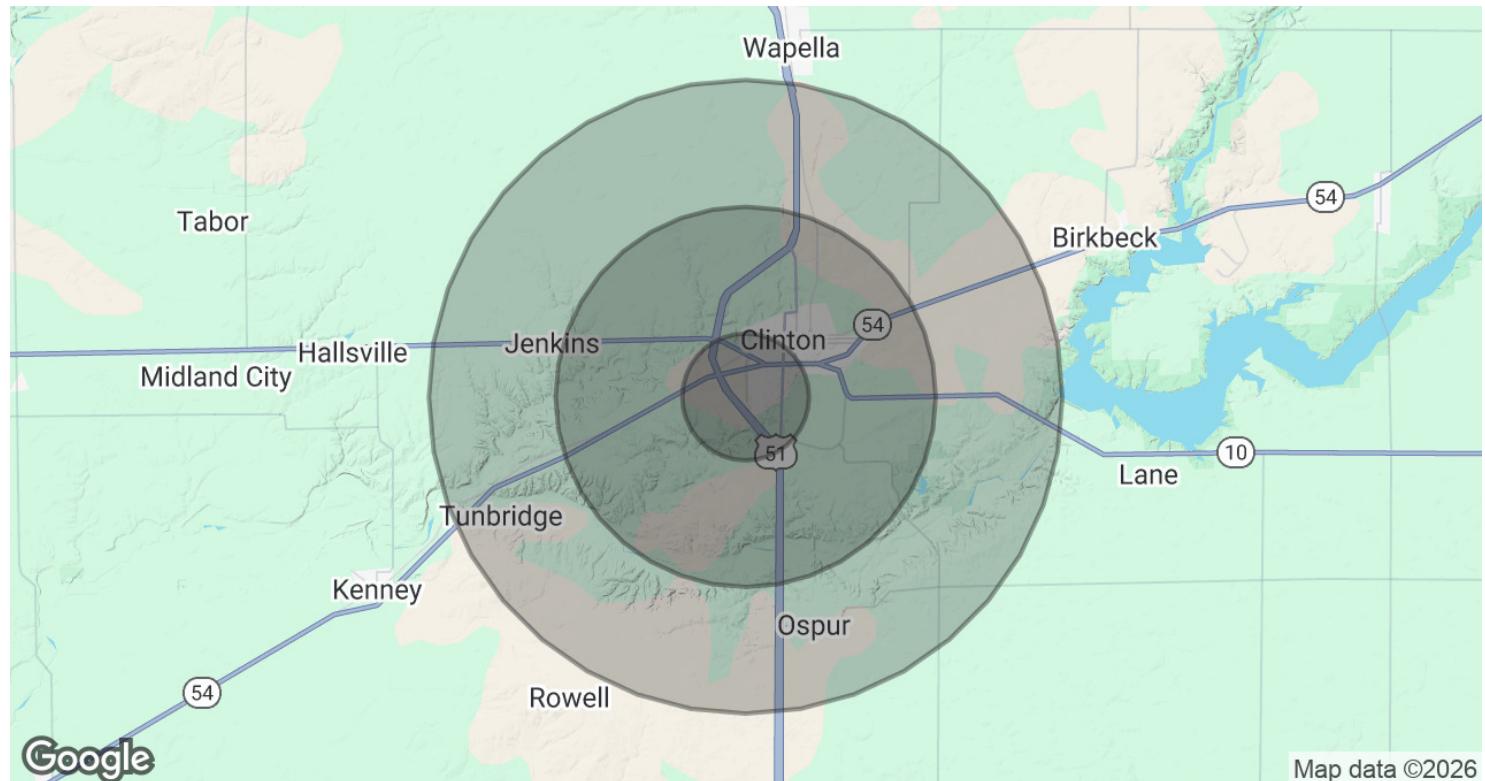
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,522	8,036	9,245
Average Age	45	42	42
Average Age (Male)	42	40	41
Average Age (Female)	47	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,126	3,512	4,017
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$81,145	\$81,457	\$84,197
Average House Value	\$161,651	\$147,216	\$160,039

Demographics data derived from AlphaMap

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