



Offering Summary

Lease Rate:	Negotiable
Building Size:	6,731 SF
Lot Size:	1.04 Acres
Zoning:	CORP
VPD:	Approx. 6,600 VPD
Parking:	33 Surface-Level Spaces
County:	Knox County

Property Overview

324 E Main Street is a 6,731 square foot single-tenant retail building prominently positioned along Main Street in Knoxville, Illinois. Formerly First Midwest Bank, the Property is zoned CORP and sits on a 1.04-acre parcel with 33 surface level parking spaces on-site. The Property is located near the intersection of East Main Street and South Broad Street, providing strong visibility, steady traffic counts, and direct access to both U.S. Route 150 and Interstate 74. Additionally, the Property benefits from its proximity to schools, dining, and community amenities within downtown Knoxville. Neighboring retailers include Hy-Vee Grocery Store, Dollar General, McDonald's, Hardee's, Taco Bell, Charleys Cheesesteak's, Stir Coffee, The Beehive, Big Catz BBQ, and Alfano's Pizzeria, among many others.

Property Highlights

- Monument signage featuring visibility and exposure to ~6,600 VPD
- Two (2) drive-thru lanes in-place
- 33 Surface-level parking spaces on-site
- Conveniently located less than one (1) mile south of Interstate-74 (I-74)

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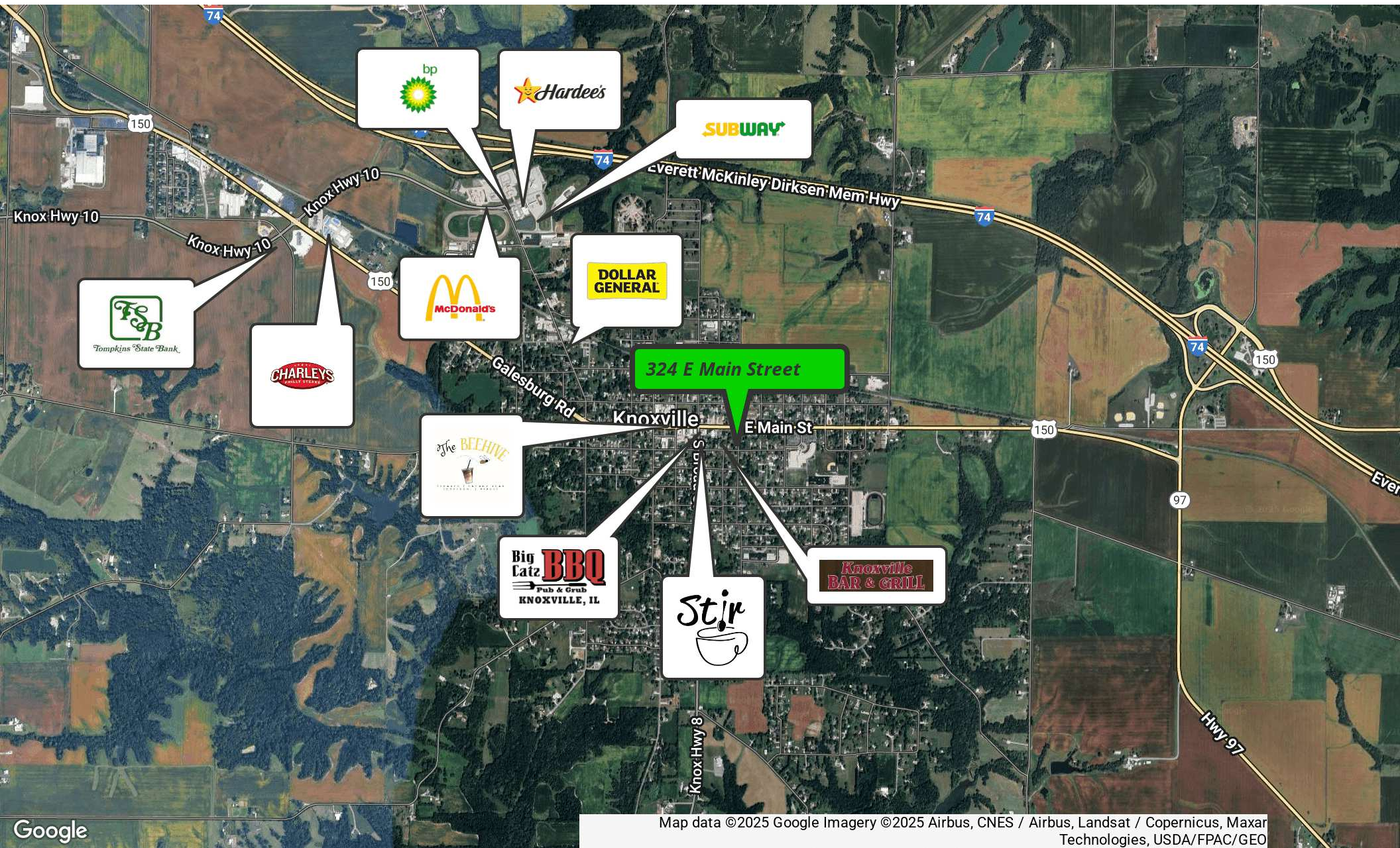
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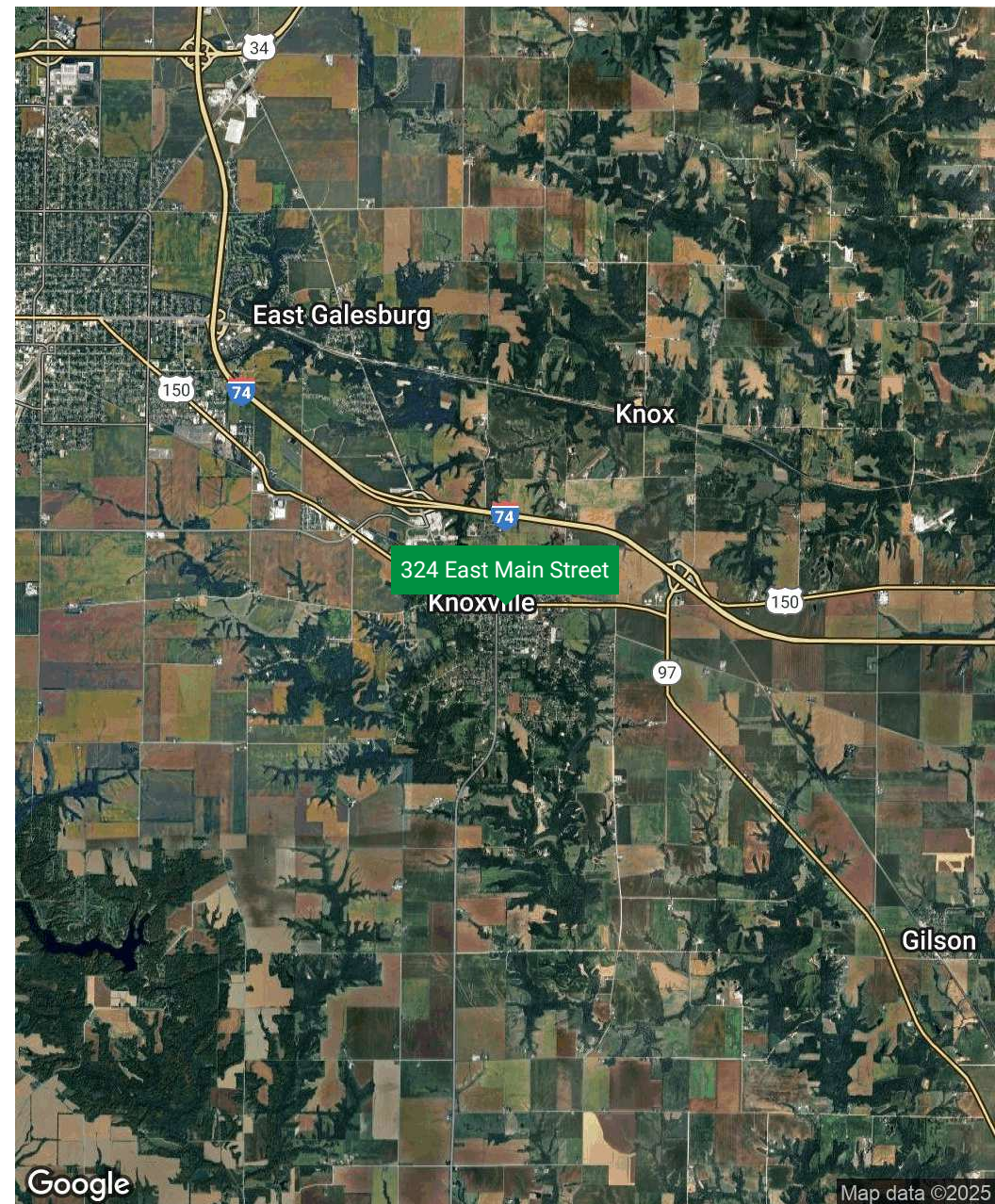
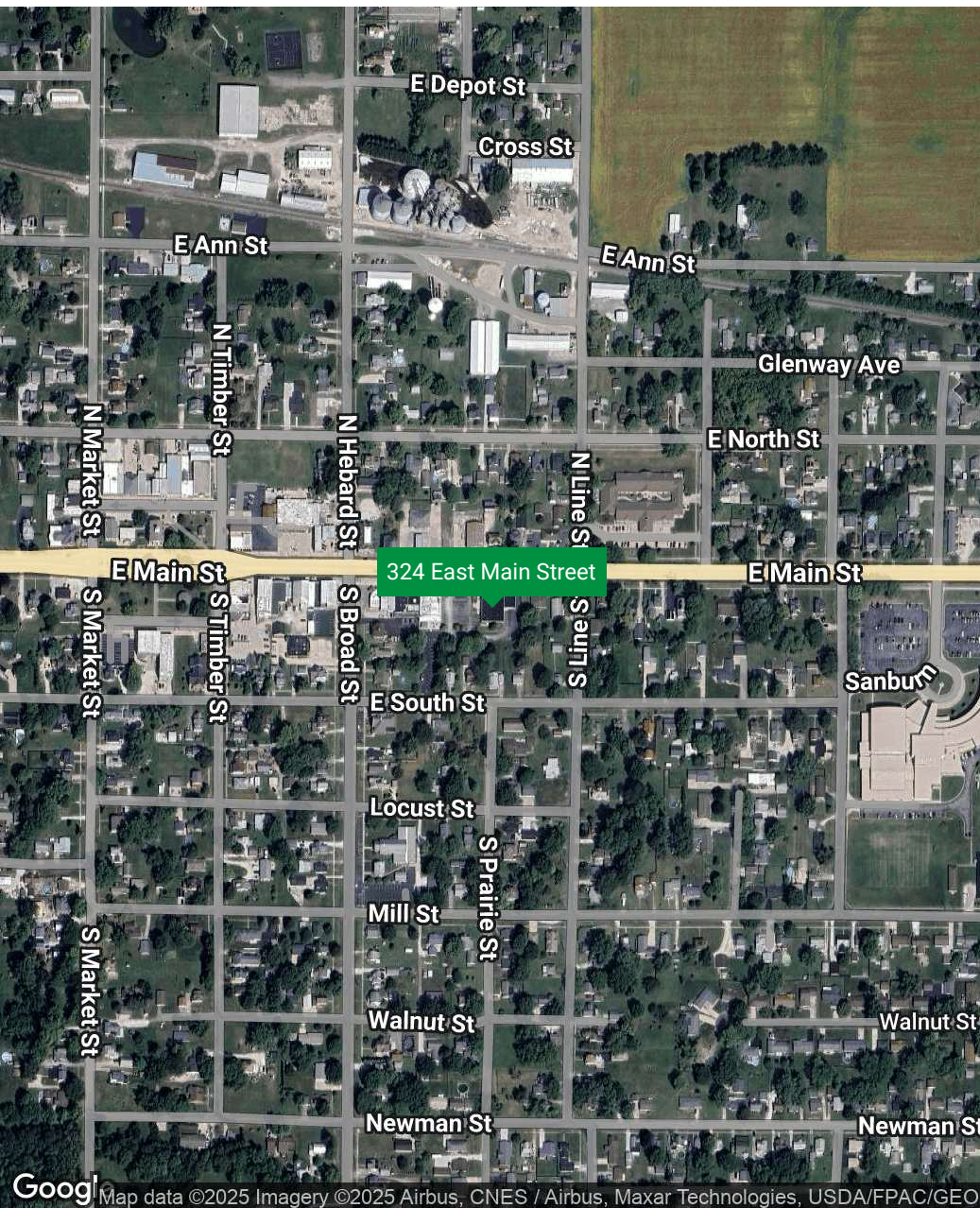
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FOR LEASE | 324 EAST MAIN STREET

LOCATION MAP



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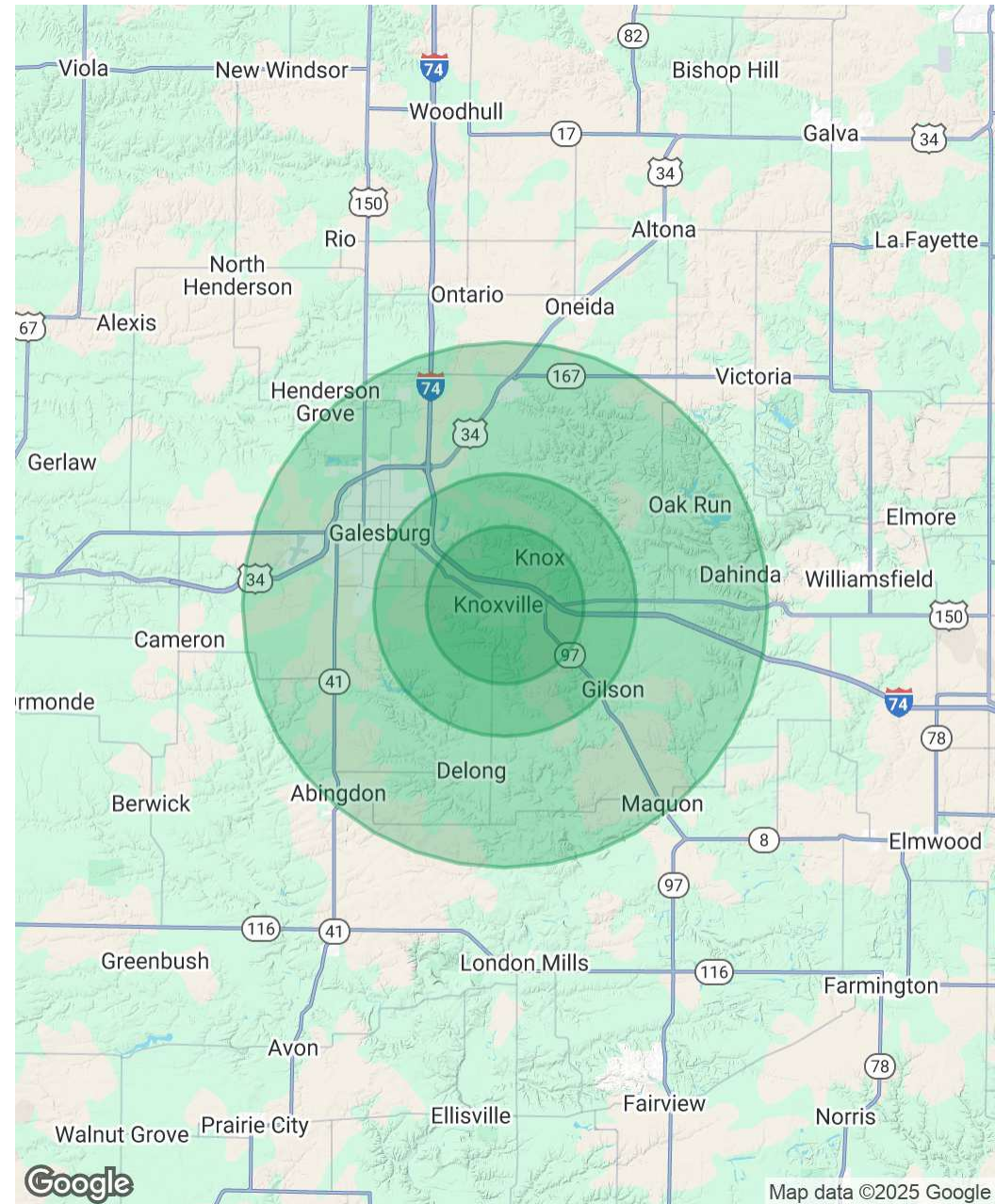
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FrontlineRealEstatePartners | 3

Population	3 Miles	5 Miles	10 Miles
Total Population	4,323	15,353	39,399
Average Age	44	41	43
Average Age (Male)	42	40	42
Average Age (Female)	46	43	45

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	1,818	6,370	16,449
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$83,773	\$66,037	\$71,645
Average House Value	\$163,151	\$124,061	\$141,058

Demographics data derived from AlphaMap



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