



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Modern Retail Property for Sublease | Excellent Location in Manito!

Lease Price: \$8.00/ SF NNN



FOR LEASE

320 S Adams St

Manito, IL 61546

10,527 SF

RETAIL

LEASE PRICE

\$8.00/ SF

LEASE TYPE

NNN

ACRES

0.96 AC

PARKING

38 Spaces

YEAR BUILT

2023

TAX PIN

0321310005, 0321310003

PROPERTY DESCRIPTION

Coldwell Banker Commercial Devonshire Realty is pleased to offer this freestanding retail property for sublease. The property spans almost an acre over two lots, providing ample parking with the lots redeveloped and new building constructed within the last 18 months. The current lease extends until July 31, 2032. This property features a triple net lease, under which the existing tenant is responsible for maintaining insurance, all maintenance, and property taxes in addition to the base rent, although the tenant is willing to negotiate a modified gross lease structure with the subtenant. Gross rate to be determined by the collective terms and responsibilities of the offer.

AREA DESCRIPTION

320 S Adams St is centrally located in the heart of Manito, a village in Mason County with a population of approximately 1,552. Manito is primarily an agricultural community, with most local businesses connected to farming and related industries. The village offers various amenities, including schools, recreational facilities, hunting and fishing areas, and active civic organizations. Located about 27 miles southwest of Peoria, Manito provides access to a larger urban center while maintaining its strong agricultural roots, which continue to shape its economy and community activities.



NICK RAGLE

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**FOR
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SITE PLAN



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