

150 S Main Street

Morton, IL 61550



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR LEASE | 150 S. Main Street

ASKING RATE: \$13.50/SF NNN



EXECUTIVE SUMMARY

REMAX Traders Unlimited has been exclusively retained to lease Suite B at 150 S. Main Street – a 2,500 SF office space in prime downtown Morton, IL. The suite was most recently occupied by an insurance company and is currently set up with a reception area, eight (8) private offices, men's & women's bathrooms, data closets, and plenty of storage space. Suite B has two entrances allowing access for staff/clients from the front Main Street side, as well as from Adams Street. The property is zoned B-2, allowing for a variety of business uses. Landlord to contribute to tenant buildout.



2,500
TOTAL SF



NET
LEASE TYPE



8
PRIVATE
OFFICES



B-2
ZONING

CLICK FOLDER FOR LINK TO

- Property Photos & Videos
- Floorplans



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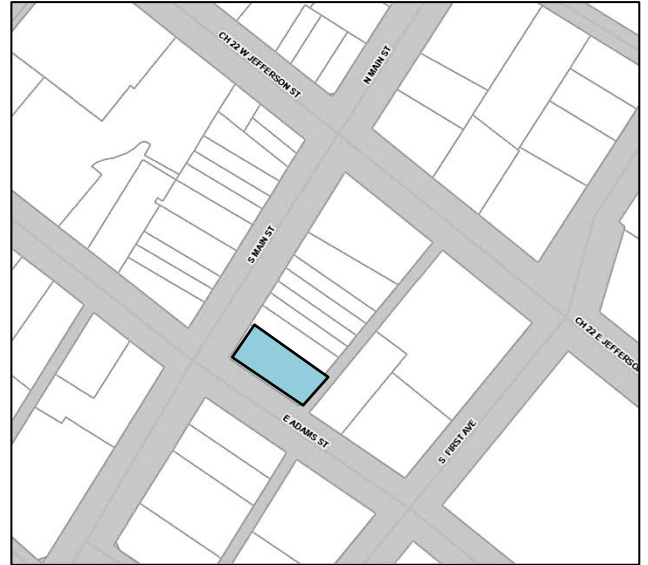
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PROPERTY INFORMATION

ADDRESS	150 S. Main Street
CITY / STATE / ZIP	Morton, IL 616550
PARCEL ID	06-06-20-233-010
PROPERTY TYPE	Office Suite
AVAILABLE SQUARE FEET	2,500
ZONING	B-2
PRIVATE OFFICES	8
BATHROOMS	2
ENTRANCES	1 Private & 1 Shared



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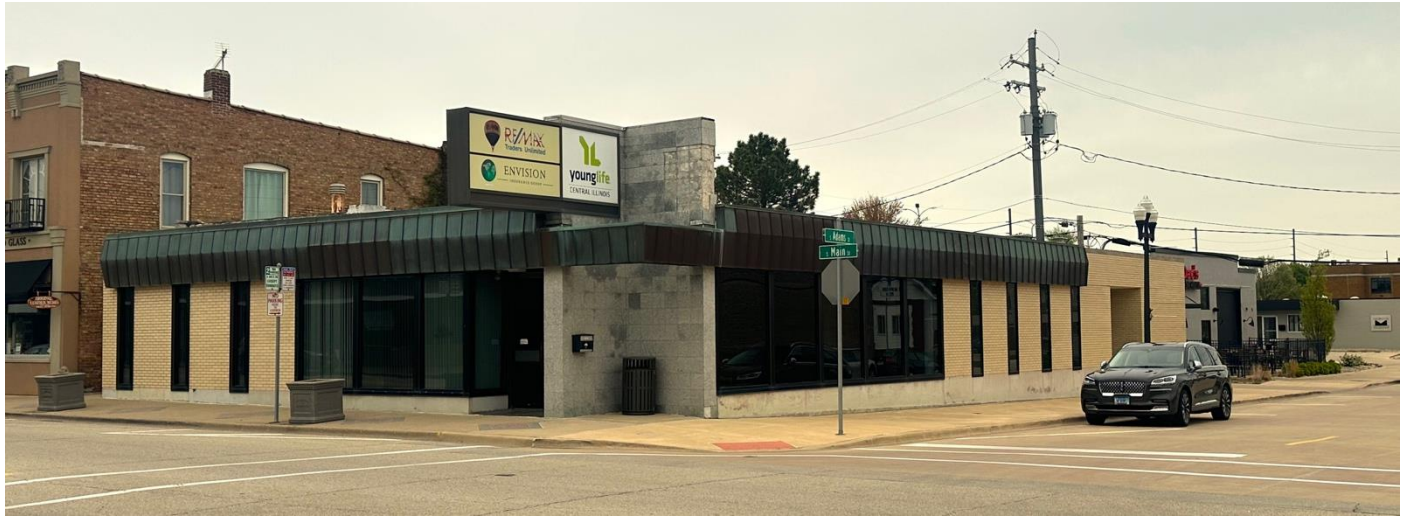
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EXTERIOR PICTURES



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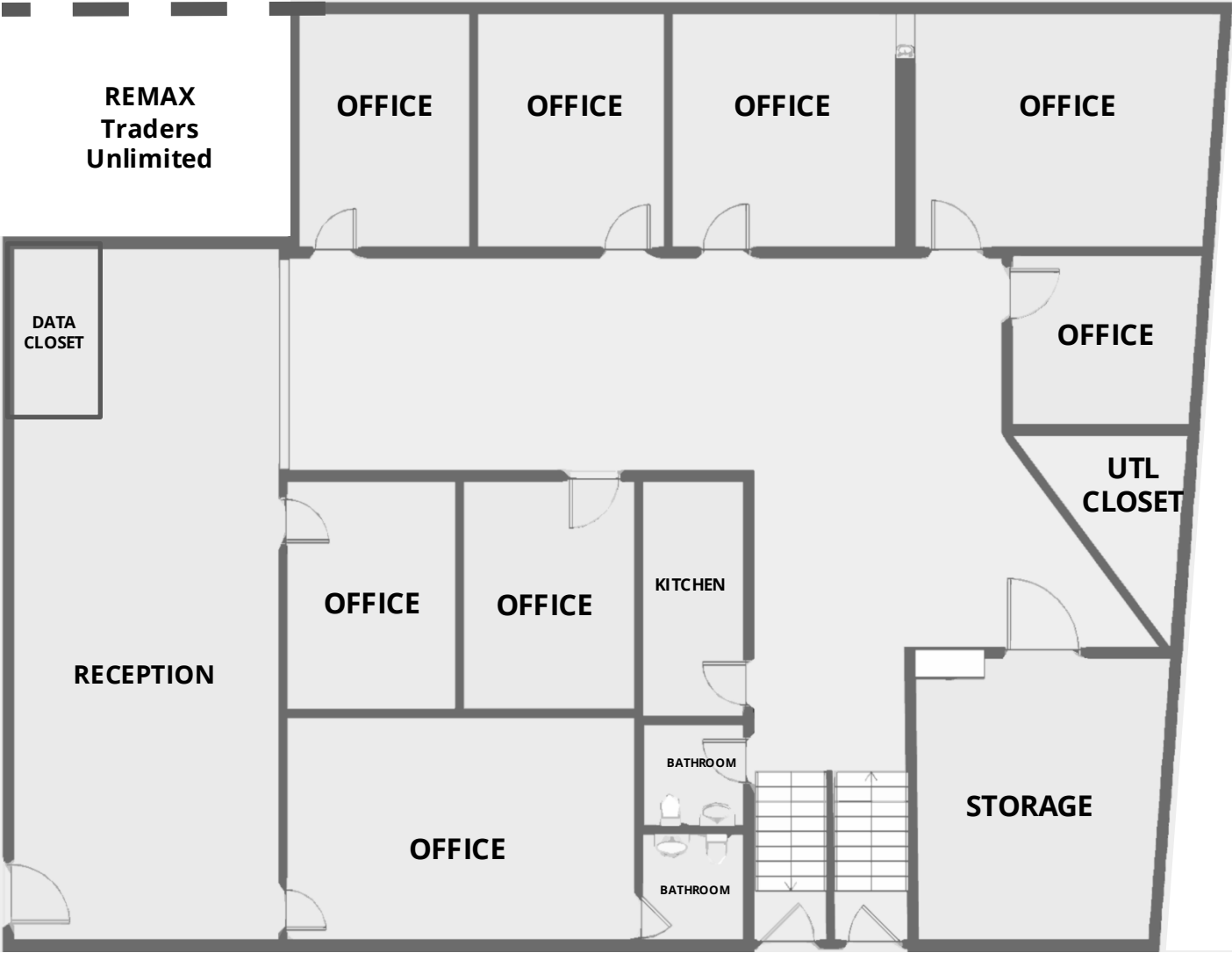
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FLOORPLANS



ADAMS STREET

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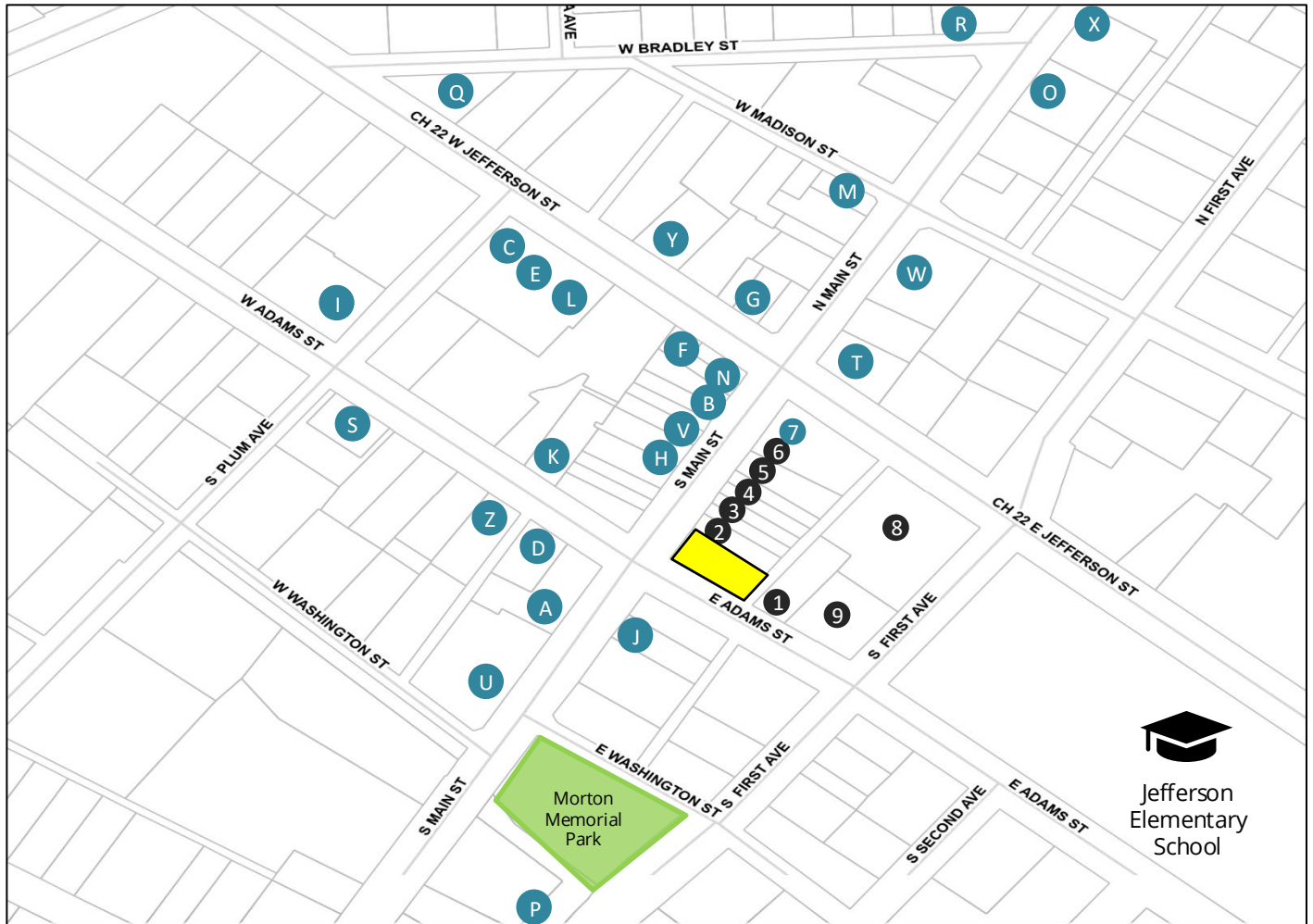
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RETAIL MAP



ON THE BLOCK	SHOPPING	DINING	BUSINESSES
1 - Da's Smokehouse	A - Lulu's on Main	J - Carius Creamery	S - Springfield Clinic
2 - Rabbit's Sports Cards & Collectibles	B - Upscale Resale	K - Seasons Gastropub	T - Benckendorf & Benckendorf PC
3 - Grimm's Inc	C - Adore Bridal & Specialty	L - Veranda	U - Heartland Bank
4 - Andy's Hairport Barber Shop	D - Just for Looks	M - Office on Main	V - State Farm
5 - America's Popcorn Shop	E - Em.bel.ish Hair Design & DaySpa	N - Sucré Sweets and Socials	W - Morton Village Hall
6 - Ledgestone Insurance Group	F - Mud Creek Mercantile	O - The 208House	X - Morton Community Bank
7 - Butler Giraudo & Meister PC	G - The Parlor	P - Scrolls Rolled Ice Cream	Y - Center Stage Academy of Dance
8 - PNC Bank	H - The Potted Jade	Q - Eli's Coffee	Z - Blue Summit Aesthetics & Wellness
9 - Morton Community Foundation	I - The Confectionary	R - Pegasus Pizza	

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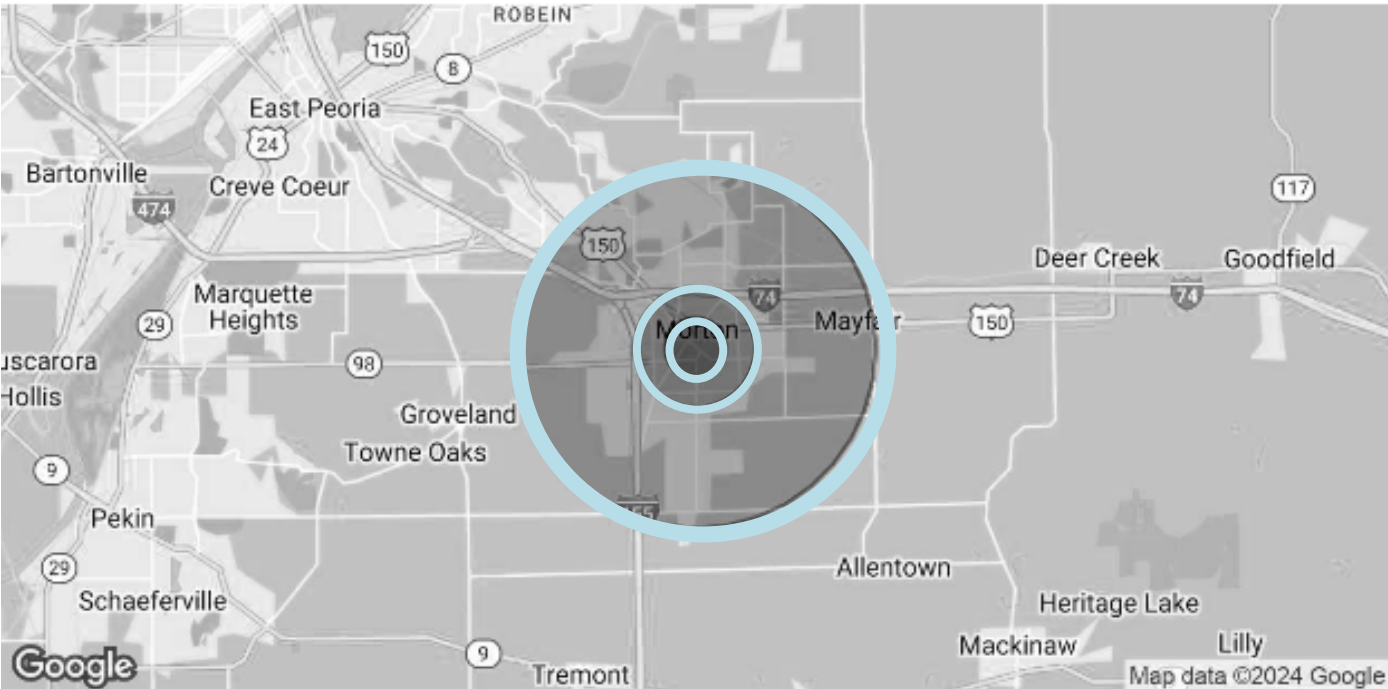
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AREA DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	2,865	8,828	17,676
Average Age	39	41	42
Average Age (Male)	37	39	41
Average Age (Female)	40	43	43
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,233	3,659	7,192
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$90,023	\$100,018	\$108,287
Average House Value	\$211,475	\$236,225	\$262,276

Demographics data derived from AlphaMap

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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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