

SALE / LEASE

802 West Hickory Street

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Mahomet, IL 61853

PRESENTED BY:

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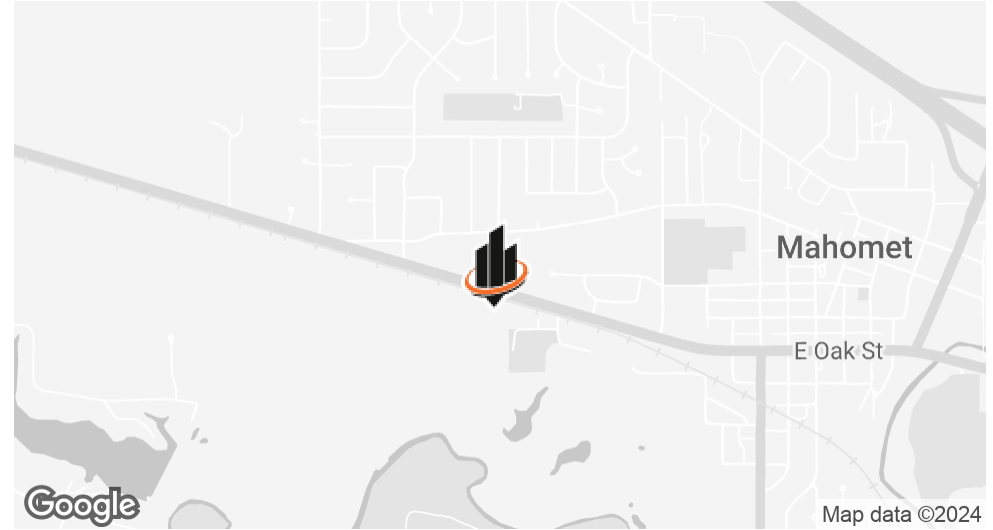
NOAH RUGGIERI

O: 217.366.3414

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$575,000
LEASE RATE:	\$8.75 SF/yr (NNN)
AVAILABLE SF:	5,200 SF
LOT SIZE:	2.14 Acres
BUILDING SIZE:	5,200 SF

PROPERTY DESCRIPTION

Discover the thriving community surrounding this location in Mahomet, Illinois. Situated in close proximity to major transportation routes and local amenities, this area is ideal for Industrial / Warehouse / Distribution. This property has convenient access to Interstate 74. There are four drive-in bays and 1 dock high door to accommodate the day to day logistics. In addition, the large oversized parking lot is a bonus for vehicles and trucks to easily maneuver around the property. Call today for a showing!

PROPERTY HIGHLIGHTS

- -Close interstate access
- -Located between Bloomington and Champaign
- -Sufficient parking

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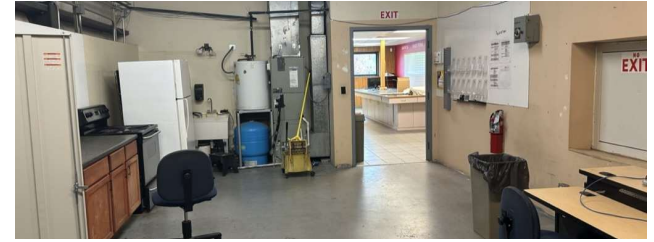
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ADDITIONAL PHOTOS

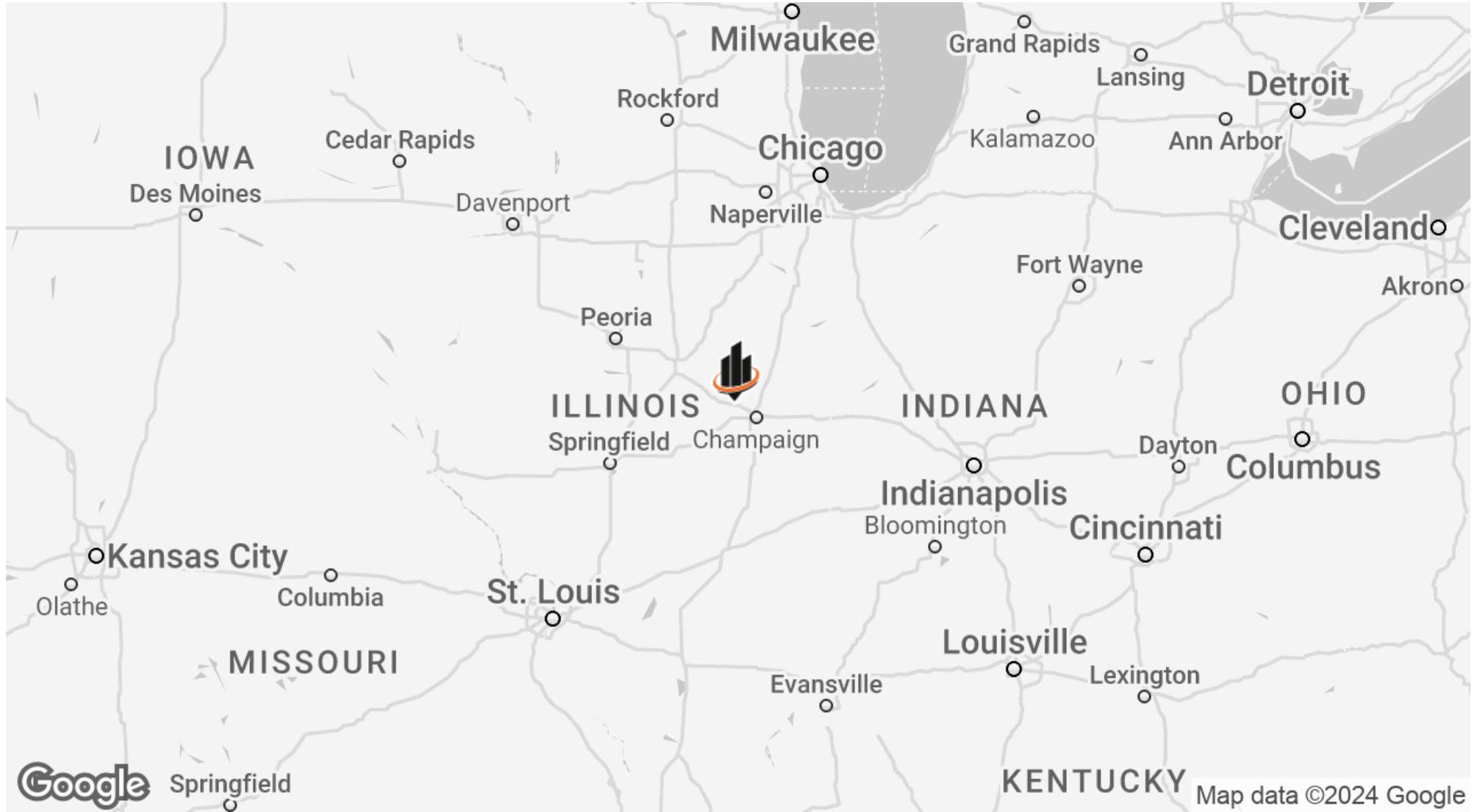


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LOCATION MAP



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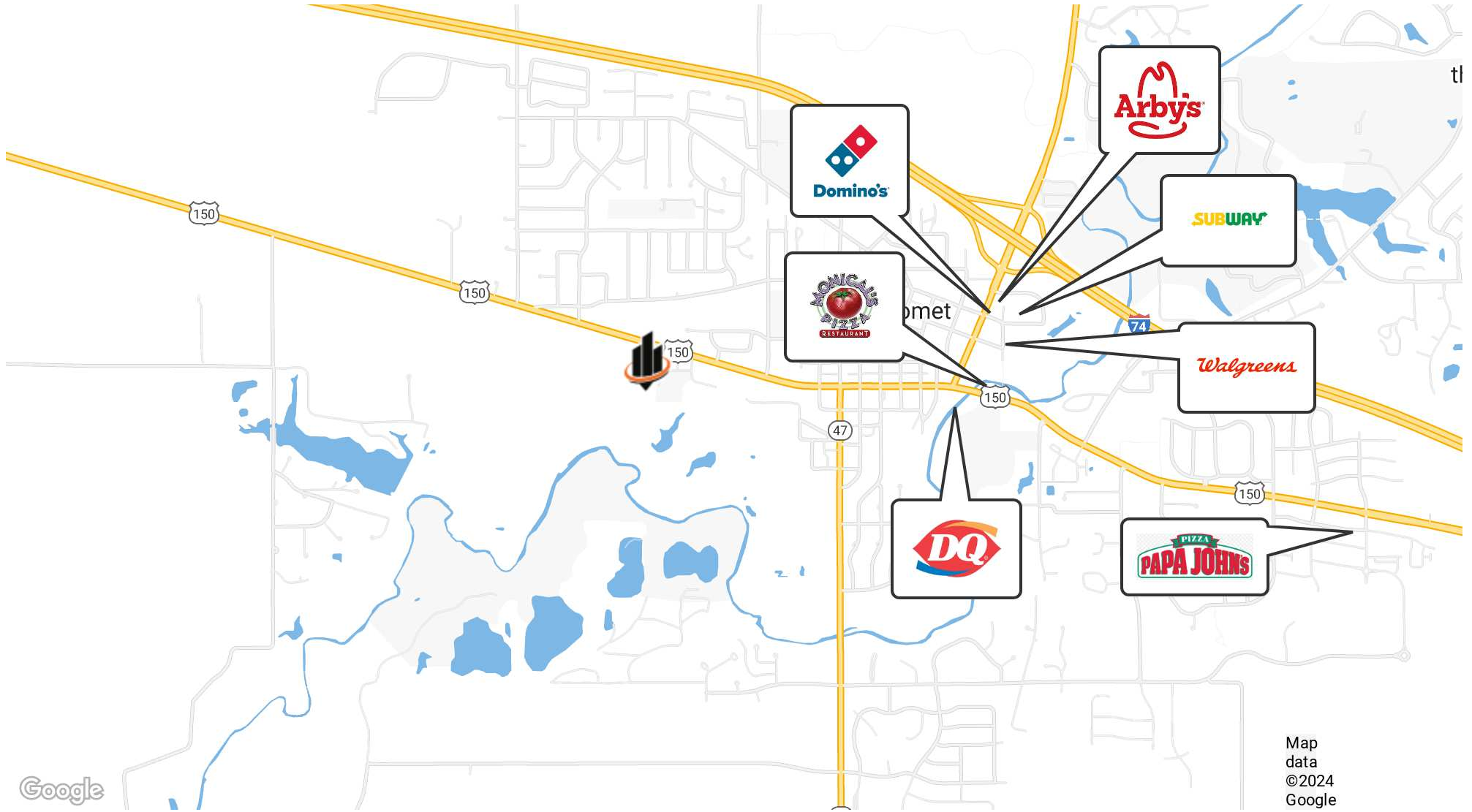
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

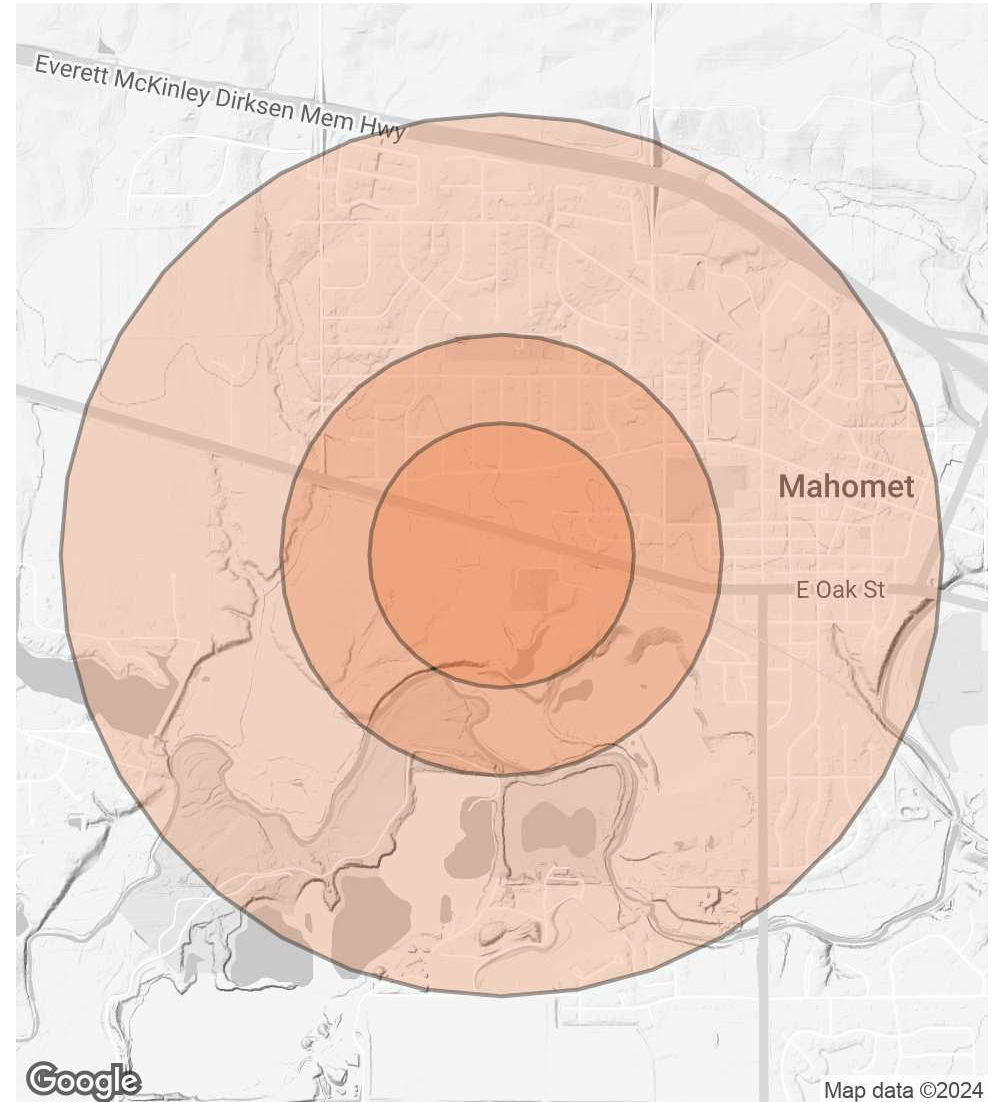
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	149	924	3,829
AVERAGE AGE	38	38	38
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	38	38	39

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	52	326	1,397
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$143,651	\$143,216	\$138,007
AVERAGE HOUSE VALUE	\$313,592	\$310,893	\$295,927

Demographics data derived from AlphaMap



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MEET THE TEAM



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