



900 BROADWAY ST

900 Broadway St
Quincy, IL 62301



INVESTMENT SUMMARY

This 7,200 sq. ft. free-standing building, with 45 feet of prime frontage, offers excellent exposure and visibility, featuring large open windows along the front. Recently updated, the property boasts a full membrane roof, new windows, tuck-pointed brickwork, fresh asphalt, and upgraded A/C ductwork.

The building offers 3,600 sq. ft. of versatile space, perfect for various business types. Constructed with durable masonry brick walls, it includes central air conditioning, gas-fueled forced air heating, and a paved parking lot. Situated in a TIF district, the property provides valuable tax incentives.



PROPERTY SUMMARY

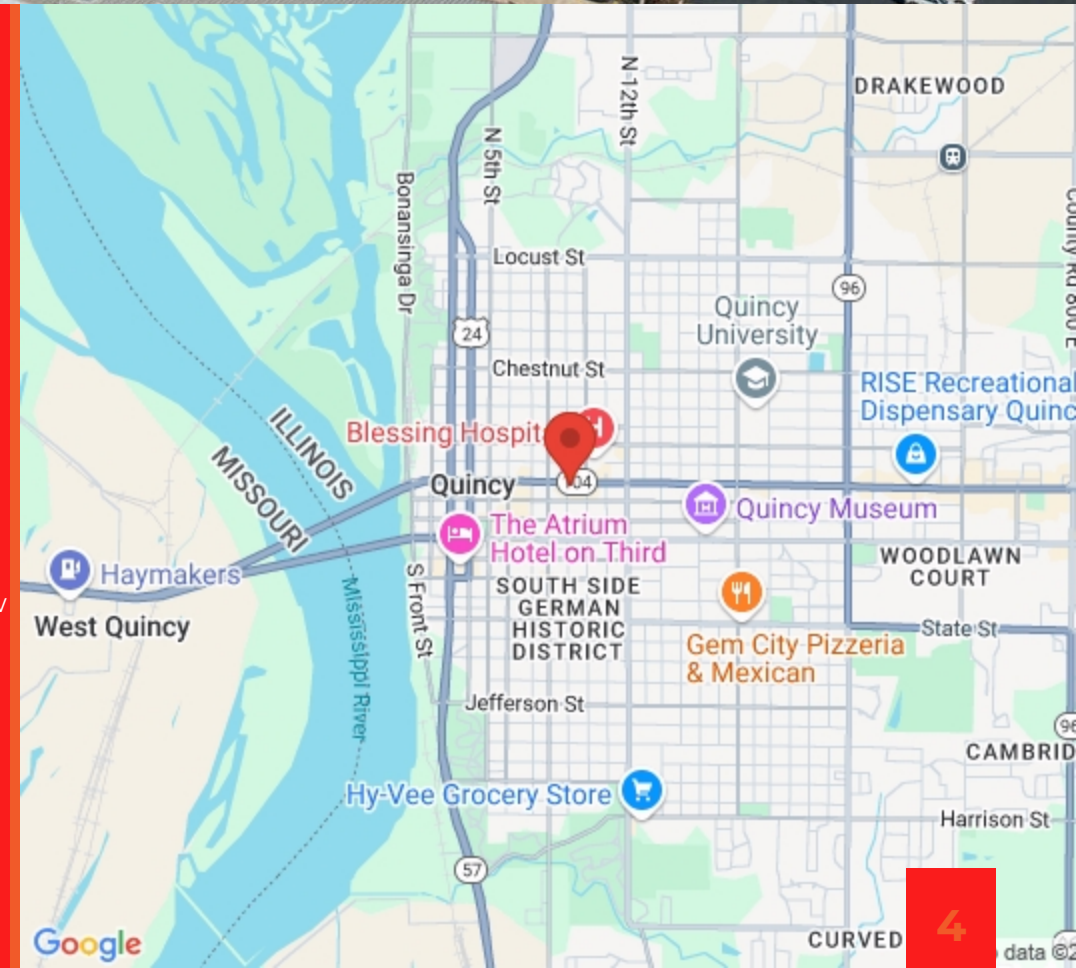
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|----------------|--------------|
| Offering Price | \$504,000.00 |
| Building SqFt | 7,200 SqFt |
| Traffic Count | 17,700.00 |
| Year Renovated | 2024 |
| Zoning Type | D2 |
| Frontage | 45.00 Ft |
| Parcel ID | 231074100000 |
| County | Adams |





INVESTMENT HIGHLIGHTS

- Currently owner-occupied as medical offices and a float spa, previously before that operated as a small specialized grocery store for many years.
- Corner lot, High-performing intersection with excellent visibility.
- With a high traffic count of 17,700 vehicles daily.
- Directly across the street from Blessing Health System, a major health care network.
- Renovated as recently as 2024, the building has benefited from improvements in excess of \$90,000, including new membrane roof, new windows, tuck pointing, asphalt, and A/C ductwork.





LOCATION HIGHLIGHTS

- Located on Broadway St, a major thoroughfare and premier location in the submarket.
- Major local employers include: Blessing Health System, Knaphiede Manufacturing, Quincy Medical Group, Ingersol Rand (Gardner Denver), Blue Cross Blue Shield, Illinois Veterans Home, Titan International, ADM, and Niemann Foods.
- College campuses include; Quincy University and John Wood Community College.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.
- Excellent access, frontage and visibility.





CITY OF QUINCY

COUNTY ADAMS

AREA

CITY 15.8 SQ MI
LAND 15.8 SQ MI

POPULATION

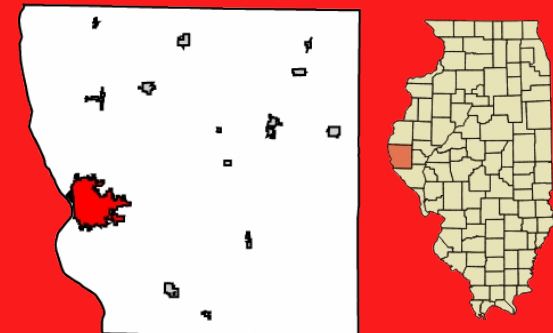
POPULATION 39,463
DENSITY 2,503.20 SQ MI

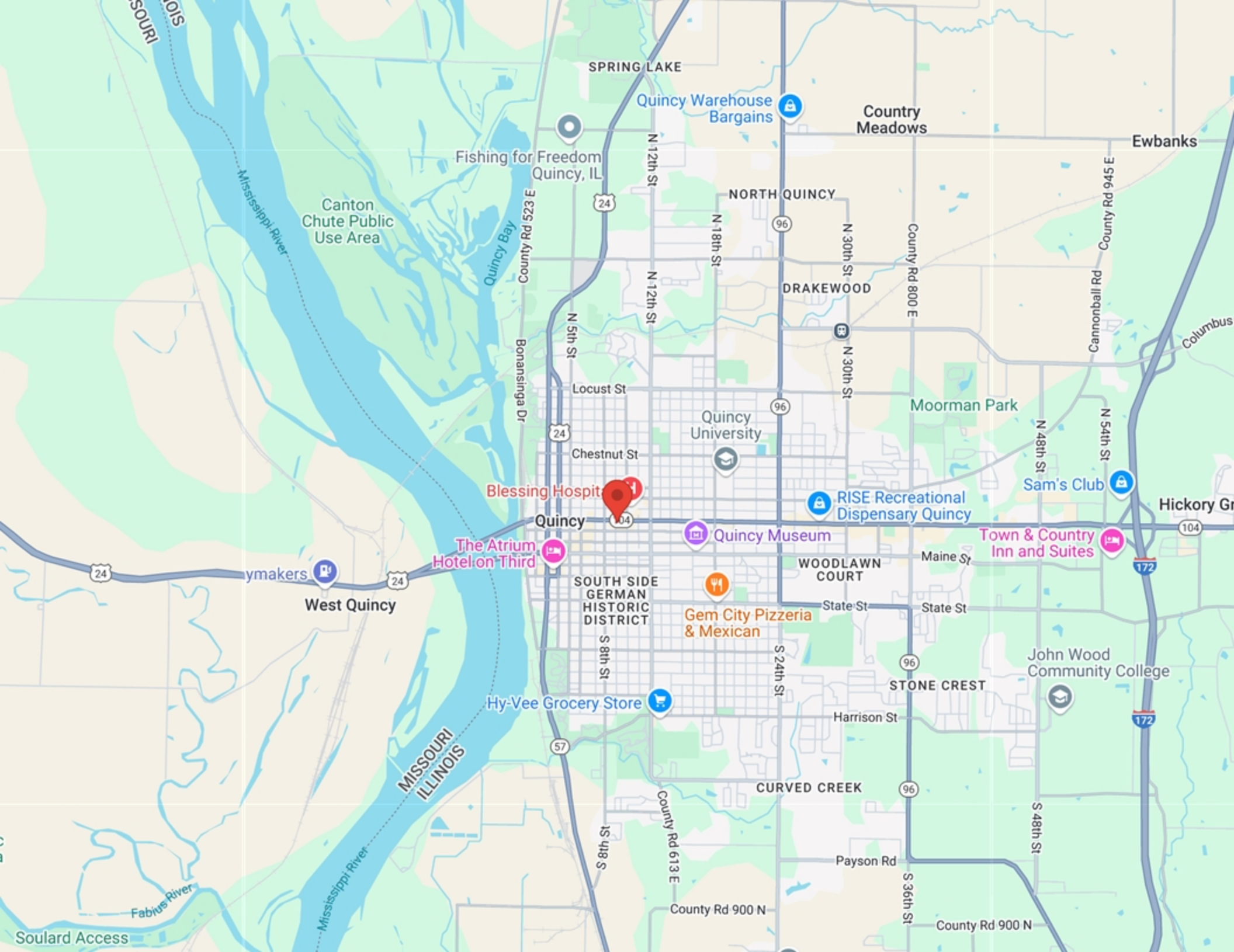


ABOUT QUINCY

Quincy is a city in and the county seat of Adams County, Illinois, United States, located on the Mississippi River. The population was 39,463 as of the 2020 census, down from 40,633 in 2010. The Quincy micropolitan area had 114,649 residents.

Companies based in Quincy include Niemann Foods, Gardner Denver, Kohl Wholesale and The Knapheide Manufacturing Company. GatesAir Television and Radio Transmission has a facility in town, as does Broadcast Electronics. Titan Wheel (Titan International) is also located in Quincy. Blessing Hospital, the Quincy Public Schools and Titan are the top three employers in the area.





MISSOURI

Mississippi River

SPRING LAKE

Quincy Warehouse Bargains

Country Meadows

Ewbanks

Canton Chute Public Use Area

Fishing for Freedom Quincy, IL

NORTH QUINCY

DRAKEWOOD

Quincy Bay

County Rd 523 E

N 12th St

N 18th St

N 30th St

County Rd 800 E

County Rd 945 E

N 5th St

Locust St

Chestnut St

Quincy University

Moorman Park

N 48th St

N 54th St

Blessing Hospital

RISE Recreational Dispensary Quincy

Sam's Club

The Atrium Hotel on Third

Quincy

Quincy Museum

Town & Country Inn and Suites

Hickory Grove

Yumakers

24

24

West Quincy

SOUTH SIDE GERMAN HISTORIC DISTRICT

Gem City Pizzeria & Mexican

WOODLAWN COURT

Maine St

State St

State St

John Wood Community College

Hy-Vee Grocery Store

57

S 8th St

County Rd 613 E

CURVED CREEK

Harrison St

STONE CREST

Payson Rd

96

S 36th St

County Rd 900 N

County Rd 900 N

Soulard Access

Fabius River

MISSOURI ILLINOIS

Mississippi River



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