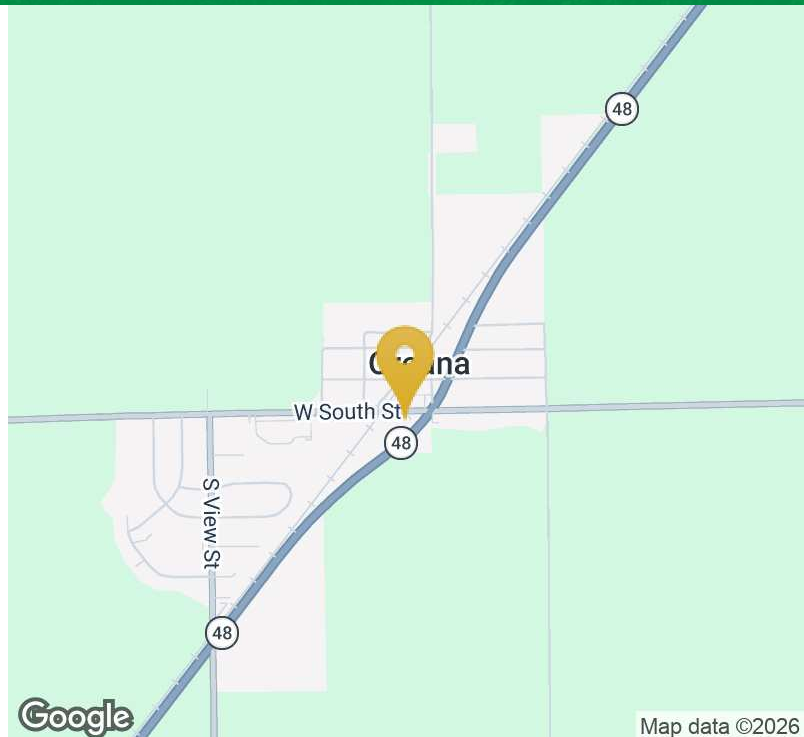


165 W South St

Oreana, IL 62554



OFFERING SUMMARY

Sale Price:	\$445,000
Building Size:	1,551 SF
Lot Size:	1.11 Acres
Price / SF:	\$286.91
Year Built:	2019
Zoning:	MUNICIPAL
Property Taxes:	\$8,288.60

PROPERTY OVERVIEW

Nestled in the heart of Oreana, this modern 2019-built studio at 165 W South Street offers an exceptional opportunity for creatives and entrepreneurs. Currently operating as a photography studio, the space features an open-concept layout with tailored amenities—professional lighting, backdrop zones, and a welcoming client lounge. Whether you're a photographer, artisan, or envision a boutique workshop, this property delivers both functionality and charm. With peaceful surroundings and Central Illinois visibility, it's ready to elevate your studio or small business to the next level.



Zane Peterson

Managing Broker, CCIM
217.422.3330
zane@mainplace.us

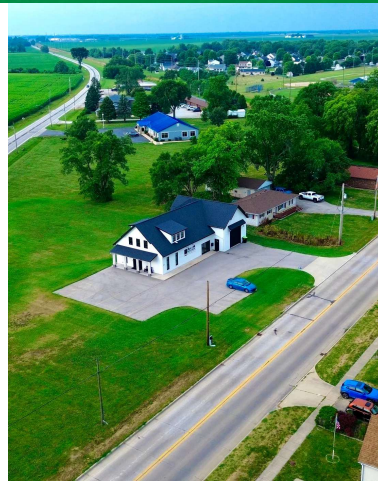


Andrew Taylor

Business Development & Commercial Real Estate Associate
217.422.3330
andrew@mainplace.us

165 W South St

Oreana, IL 62554



Zane Peterson

Managing Broker, CCIM
217.422.3330
zane@mainplace.us



Andrew Taylor

Business Development & Commercial Real Estate Associate
217.422.3330
andrew@mainplace.us

165 W South St

Oreana, IL 62554



Zane Peterson

Managing Broker, CCIM
217.422.3330
zane@mainplace.us



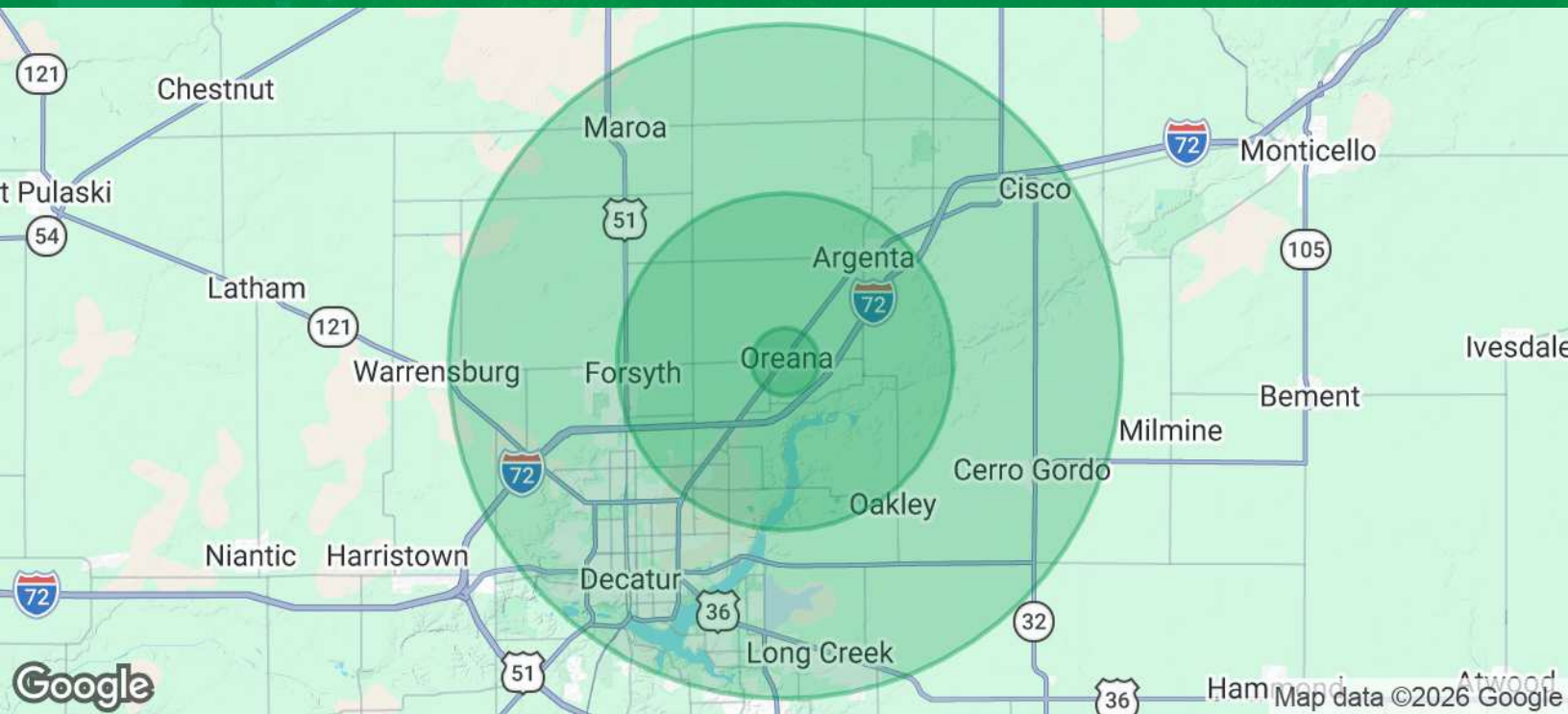
Andrew Taylor

Business Development & Commercial Real Estate Associate
217.422.3330
andrew@mainplace.us

165 W South St

Oreana, IL 62554

**MAIN
PLACE**
REAL ESTATE



POPULATION

1 MILE

5 MILES

10 MILES

Total Population	906	7,881	87,008
Average Age	41	41	42
Average Age (Male)	39	40	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total Households	374	3,217	37,602
# Of Persons Per HH	2.4	2.4	2.3
Average HH Income	\$101,253	\$78,921	\$75,155
Average House Value	\$153,222	\$154,519	\$141,148

2020 American Community Survey (ACS)



Zane Peterson

Managing Broker, CCIM
217.422.3330
zane@mainplace.us



Andrew Taylor

Business Development & Commercial Real Estate Associate
217.422.3330
andrew@mainplace.us