

# SALE

## ILLINOIS RIVER BANK LOT

0 River Road Spring Valley, IL 61362



### PROPERTY DESCRIPTION

Presenting an unparalleled commercial opportunity along the pristine banks of the Illinois River, where business innovation meets waterfront convenience. This exceptional property offers expansive space for barge tie-offs, a historic clubhouse, and river access setting the stage for a myriad of commercial endeavors. Envision your enterprise flourishing amidst the picturesque backdrop of flowing waters and panoramic river views. With its prime location and unique feature of barge parking, this property is tailor-made for businesses seeking efficient logistics solutions and unparalleled accessibility. Unlock the potential for a bustling waterfront commercial or agricultural hub, or a unique recreation destination. With ample room for barge parking, businesses can streamline operations, reduce transportation costs, and capitalize on the growing demand for waterfront amenities. Seize the opportunity to elevate your business to new heights with this prime riverfront property. There is a current assignable lease on the property through 7/31/2025 for conducting marine and barge operations including fleeting, switching, and mooring. Incentives may be available to the next owner through Enterprise Zone or Illinois Valley Port Authority.

### PROPERTY HIGHLIGHTS

- Current assignable lease through 7/31/2025
- Existing Clubhouse to remain with club Leaseback interest
- Just west of the IL 89 bridge on the north shore of the River

### OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	11.157 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,734	7,661	17,758
Total Population	6,444	17,735	41,243
Average HH Income	\$84,292	\$83,807	\$83,288

**Leah Erickson**  
Commercial Broker  
(815) 780-7952



**COLDWELL BANKER  
COMMERCIAL**  
REAL ESTATE GROUP



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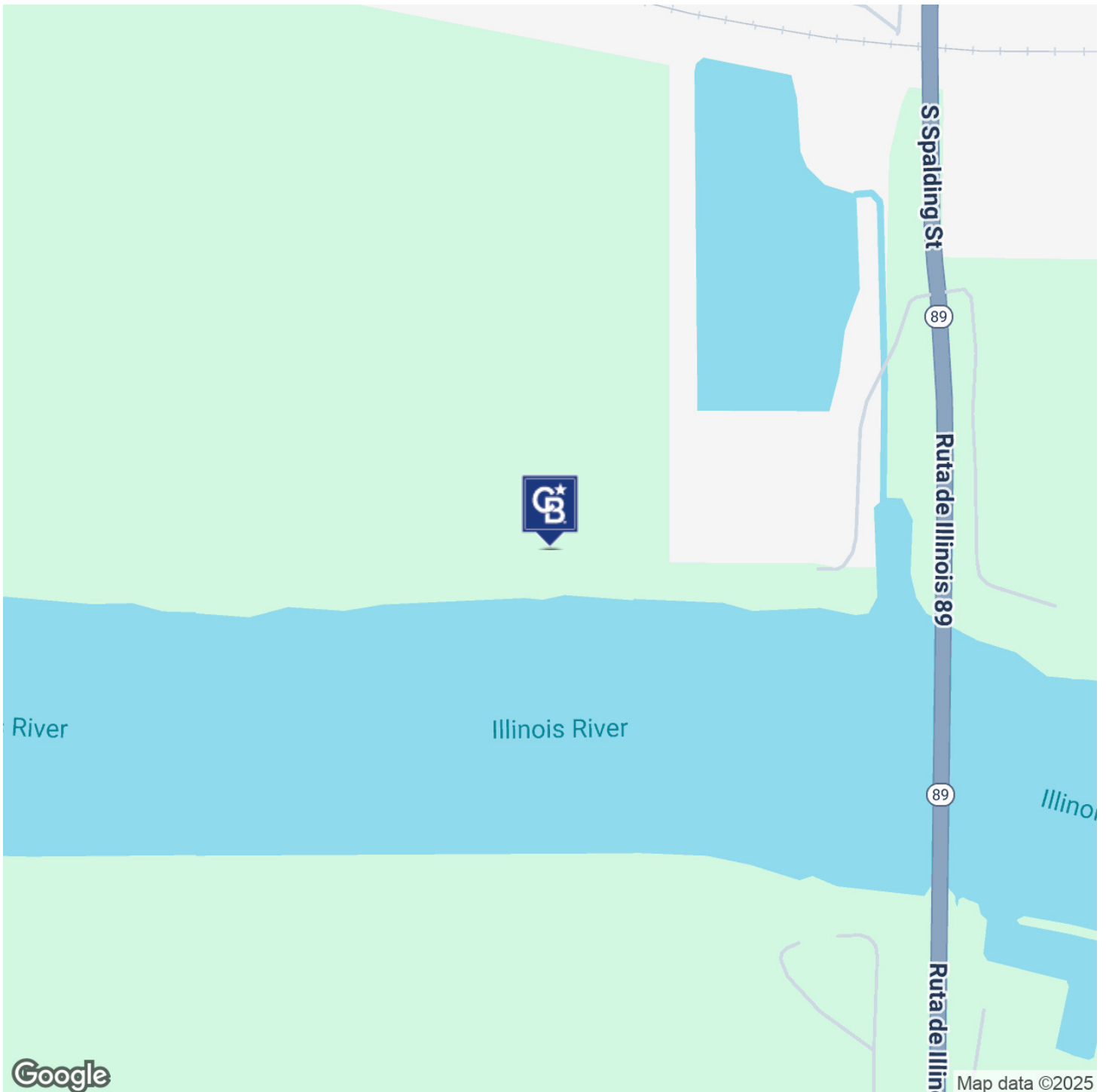
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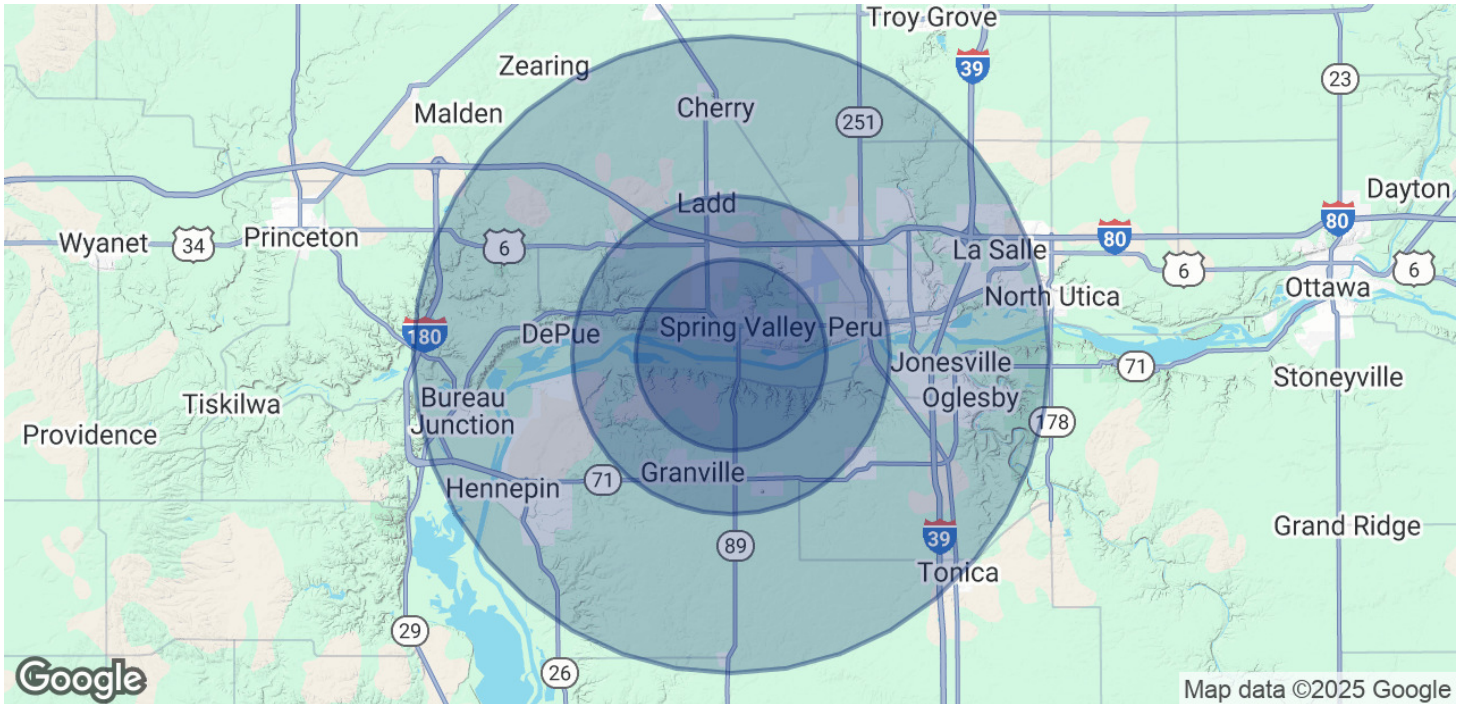


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,444	17,735	41,243
Average Age	43	43	43
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,734	7,661	17,758
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$84,292	\$83,807	\$83,288
Average House Value	\$156,380	\$169,892	\$176,362

Demographics data derived from AlphaMap

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