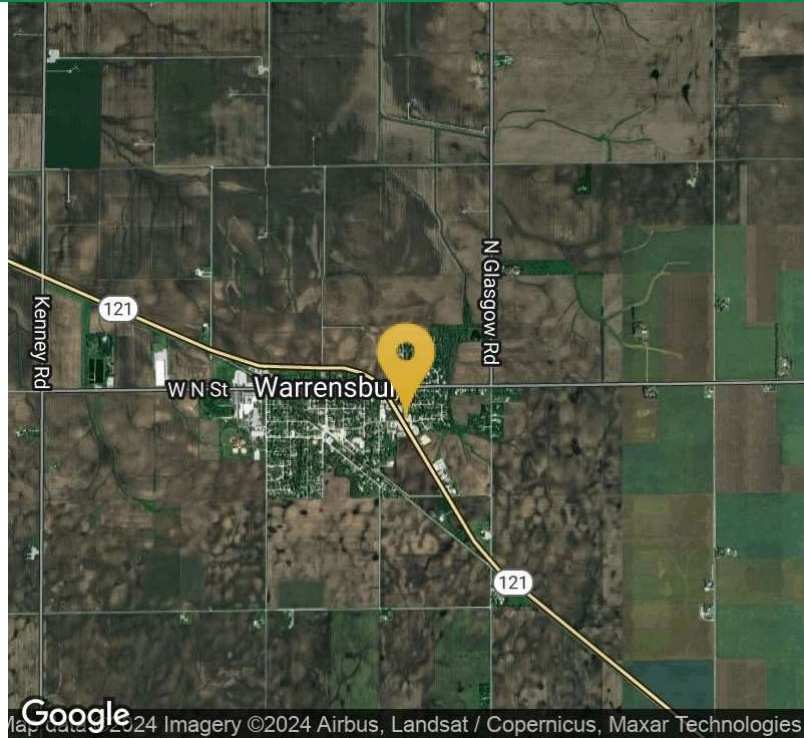


# 622 E. Main Street

Warrensburg, IL 62573



## OFFERING SUMMARY

Sale Price:	\$160,000
Lot Size:	0.77 Acres
2023 Property Taxes:	\$1,235.38
Zoning:	Commercial

## PROPERTY OVERVIEW

Welcome to Warrensburg, Illinois, a popular suburb to Decatur, situated in Northwest Macon County. Commercial lot available for sale situated in commercial district on Illinois Route 121 and Main Street. Situated across the street from Casey's General Store, the possibilities are nearly endless for a complimentary business development. High traffic with over 5,500 VPD. Contact commercial broker for all inquiries.



**Zane Peterson**

Managing Broker, CCIM  
217.422.3330  
zane@mainplace.us



622 E. Main Street

Warrensburg, IL 62573

**MAIN PLACE**  
REAL ESTATE

**DOLLAR GENERAL**



Warrensburg  
Cafe



**WSP**

Imagery ©2024 Airbus,  
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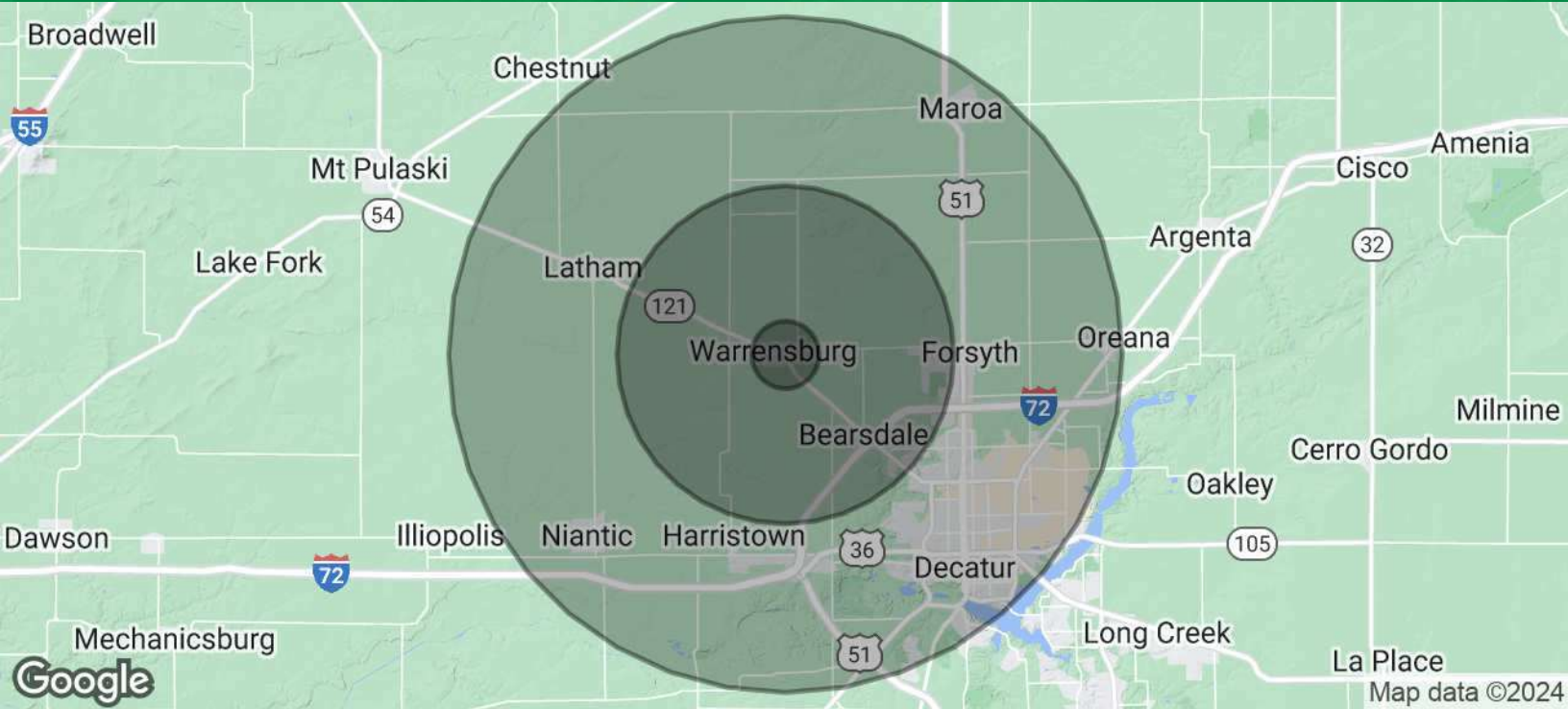
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**MAIN PLACE**  
REAL ESTATE



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	69	6,574	74,092
Average Age	43.2	47.1	40.0
Average Age (Male)	42.7	44.8	37.9
Average Age (Female)	43.7	47.8	41.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	28	2,767	36,482
# Of Persons Per HH	2.5	2.4	2.0
Average HH Income	\$73,394	\$101,769	\$53,545
Average House Value	\$115,528	\$172,083	\$85,919

2020 American Community Survey (ACS)



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