

FOR SALE / LEASE

VIEWEG
REAL ESTATE

Central Illinois-Industrial Cold Storage

802 West Hickory Street, Mahomet, IL 61853



AJ Speas
Commercial Broker
217.972.5877
aj@viewegrealestate.com

Cole Babcock
Commercial Broker
217.433.0839
cole@viewegrealestate.com

Vieweg Real Estate
225 S. Main St., Suite 200
Decatur, IL 62523
viewegrealestate.co
P: +1 217 450 8500



PROPERTY DESCRIPTION

802 West Hickory Street, Mahomet, IL, a prime industrial opportunity for investors seeking refrigerated/cold storage facilities. This 5,488 SF building, constructed in 1988 and zoned I-1, offers ample parking, a 2,000 square foot freezer, and the flexibility for conversion to accommodate various business needs. With a strategic location and versatile zoning, this property is ideal for industrial and refrigerated/cold storage operations. If the Cold Storage is not needed there are ways to remove and repurpose the property for your business needs.

PROPERTY HIGHLIGHTS

- -Almost 2 Acres
- -Ample Parking
- -1 Dock Door
- -2 Overhead Doors
- -2,000 SF Freezer
- -Office buildout

OFFERING SUMMARY

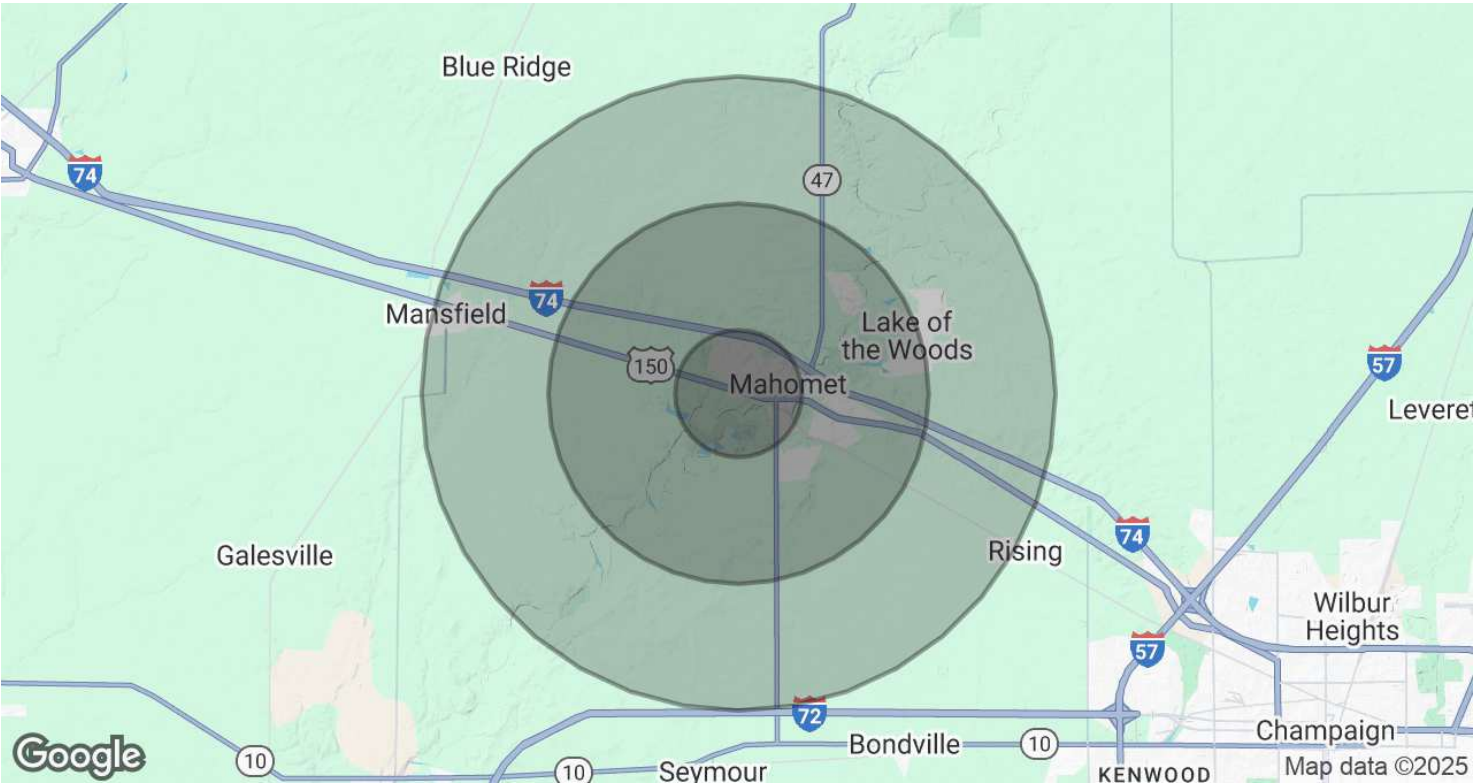
Sale Price:	\$499,000
Lease Rate:	\$8.00 SF/yr (NNN)
Available SF:	5,488 SF
Lot Size:	1.95 Acres
Building Size:	5,488 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,397	4,320	6,004
Total Population	3,829	11,861	16,017
Average HH Income	\$138,007	\$137,200	\$130,408









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,829	11,861	16,017
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,397	4,320	6,004
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$138,007	\$137,200	\$130,408
Average House Value	\$295,927	\$313,551	\$296,766

Demographics data derived from AlphaMap