

400 N Main St

Offering Memorandum

400 N. Main St.
Princeton, IL 61356

7,786 square feet of commercial and
residential flex space

Janelle McCarter
815.252.7383
jalilley24@yahoo.com

Makayla Thompson
815.719.3119
makaylathompson172@gmail.com

Landmark Realty
815.875.1221
landmarkil.com



Current Rents and Occupancy

Offering Memorandum

- Unit #A- Residential Studio- \$650 per month - occupied
- Unit #B- Residential 2 bedroom- \$800 per month - occupied
- Unit #C- Residential 2 bedroom- \$850 per month - occupied
- Unit #1- commercial- \$650 per month - vacant
- Unit #2- commercial - \$700 per month - vacant
- Unit #3- commercial- \$400 per month - vacant
- Unit #4 - commercial- \$400 per month - vacant
- Unit #5- commercial- \$400 per month- occupied
- Unit #6- commercial- \$ 400 per month- occupied
- Unit #7- commercial \$400 per month- vacant
- Unit #8- commercial \$1,000 per month- vacant
- Unit #9- commercial- \$300 per month- occupied

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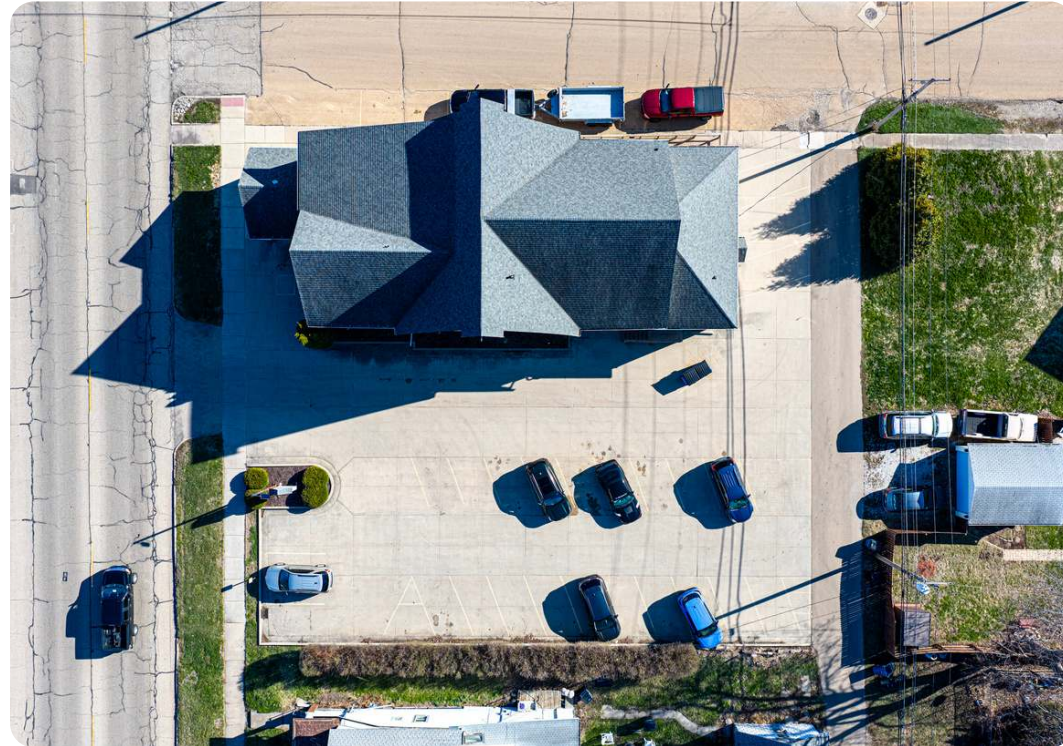
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Overview

Aerial View



15,600 square foot lot
Concrete parking lot for 14 vehicles plus two
additional handicap spaces

Three Apartments
Six commercial units
Lower level that has been newly drywalled and is currently flex space,
allowing the ability to add additional units!



Statistics

Location:

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Newly renovated 7,968 square foot vinyl sided building. Previously all commercial, the top floor has now been renovated into three modern apartments. The main level is currently all used as commercial offices and the lowest level is newly drywalled flex space that could be finished for additional income.



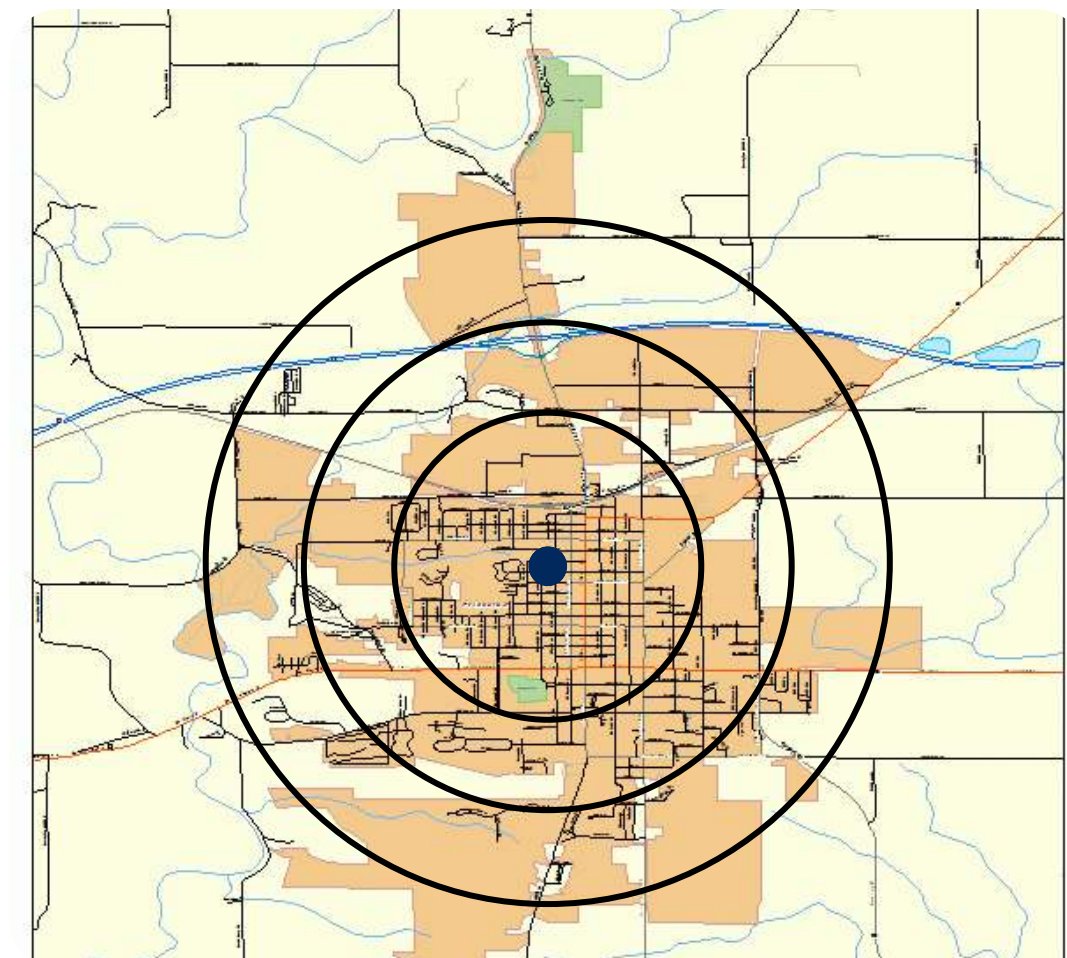
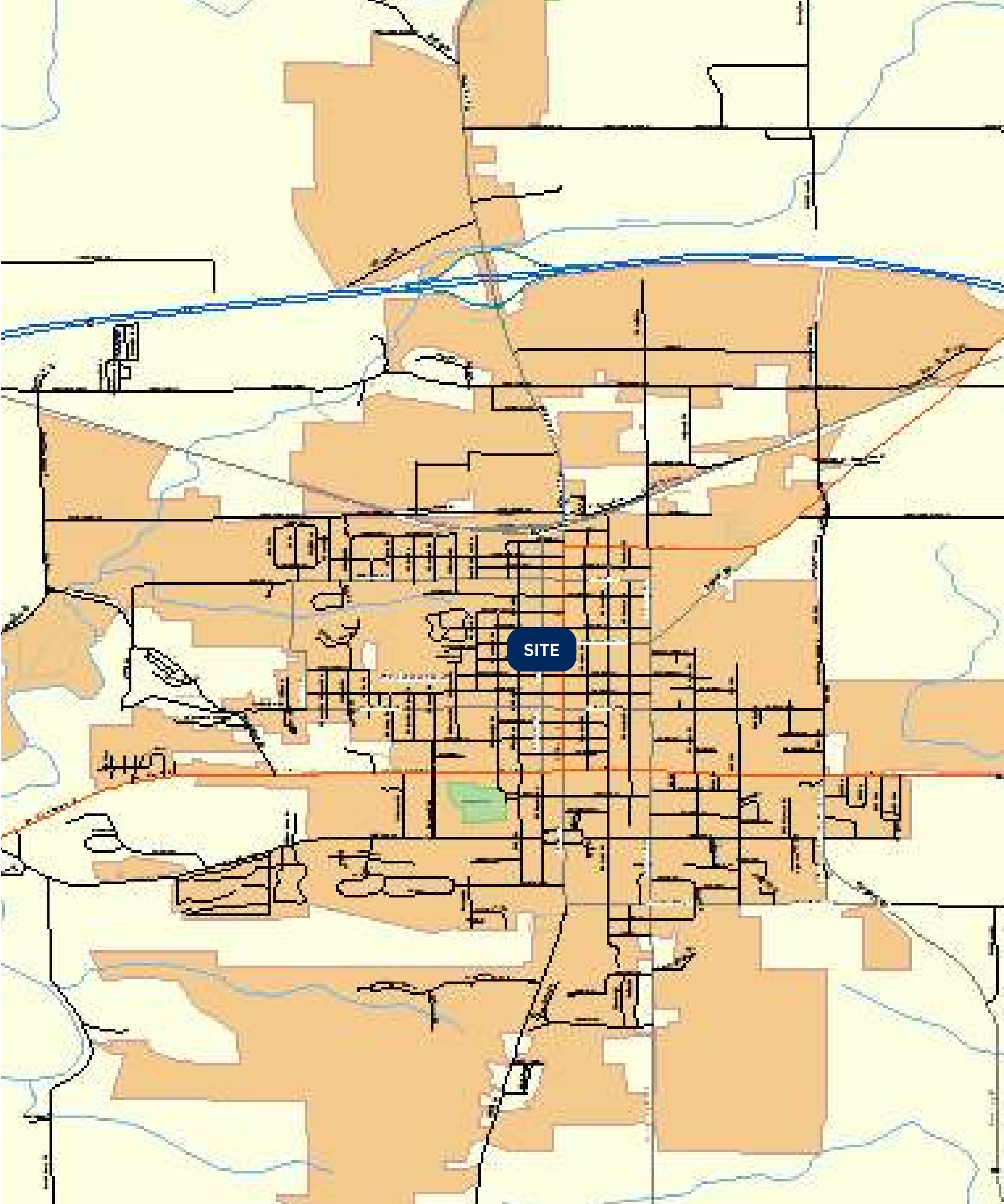
Underused 2025 rent of \$40,800 allows for a start, but with pro forma annual rent of \$83,400 per year, the property stands on its own as is. However, the lower level adds opportunities to create additional income of \$29,400 (making the total potential \$112,800) if finished into three apartments with the same income as the top level currently attains.

County	<i>Bureau</i>
Price	<i>\$440,000</i>
Size	<i>7,968 square feet</i>
Tax IDs	<i>16-09-364-010 16-09-364-010</i>
Sewer Access	<i>Public sewer</i>
Water Access	<i>Public water</i>
Current Zoning	<i>B-3</i>

Location

Strategically positioned on US Rt 6 and the main road in town, the site offers convenient access to both local amenities and regional transportation routes. Its location provides an attractive setting for residents and businesses seeking connectivity, visibility, and long-term growth opportunities.

- A** 23 restaurants within a 5 minute drive
- B** Located perfectly between two unique shopping districts
- C** Many new businesses have come to town in the recent years and several currently in process



400 N Main St / 2026

Princeton, IL

Princeton is a city in Bureau county in the U.S. state of Illinois. The population was 7,857 at the 2020 census. Bureau County is part of the Ottawa, IL Micropolitan Statistical Area. □ Princeton, Illinois may be a small town, but it's strategically positioned for business growth and opportunity. Located just off Interstate 80, Princeton offers direct highway access. Interstate 80 (I-80) is a major transcontinental highway stretching roughly 2,900 miles from San Francisco, California, to Teaneck, New Jersey, in the NYC area. It serves as a vital east-west link connecting major cities including Sacramento, Reno, Salt Lake City, Cheyenne, Omaha, Des Moines, Chicago, and Toledo St. Louis to Indianapolis — putting your business on a route connecting numerous major metropolitan markets. With an average of 5,000-8,000 vehicles passing the building daily, visibility and accessibility are unmatched for a town of this size.

Beyond visibility, Princeton offers a pro-business environment: •Affordable operating costs compared to larger markets. •Business-friendly local leadership that welcomes new employers and expansions. •A reliable local workforce rooted in strong Midwestern values, with access to additional labor pools from nearby smaller towns. •Supportive community culture — in Princeton, your business isn't just a tenant, it's a part of the fabric of the town. □ For employees and clients, Princeton delivers quality of life with charm. The town is safe, family-friendly, and filled with unique restaurants, shops, and cultural attractions. Larger city amenities are a short drive away, but Princeton offers the peace of small-town living with the convenience of major highway access. □ Whether you're seeking to expand, relocate, or launch a new concept, Princeton gives you the perfect balance: big-city connectivity, small-town cost savings, and a friendly atmosphere that keeps you coming back.





Bureau County History Center Sash-Stalter-Matson Building
1911



Red Covered Bridge
1863



Bureau County Fairgrounds
1856



Owen Lovejoy Homestead
1838

Businesses Beyond Main

A Second Chance Liquidation* Pin Splitter Lanes

Big Apple Family Restaurant* Prime Quarter Steakhouse* Black Rose Saloon* Princeton Inn* Coffee Cup* Scooter's Coffee* Faith's Fabulous Treats* Shane's Shine Shop* Flowers by Julia* Someone's in the Kitchen* Hawg House Saloon*The Cliff Event Center & Restaurant* Hornbaker Gardens*The Princeton Closet* Kindred 7* True Leaves Bookshop* Los Ranchitos* Ye Olde Underground Inn* Park Tavern

Points of Interest

Apollo Theater * Owen Lovejoy Homestead * Bureau County Fairgrounds * Prairie Arts Center* Bureau County History Center * Princeton Public Library & Cafe* Bureau County Metro Center * Princeton Walk of Fame * Captain Swift Bridge * Red Covered Bridge * Chapel Hill Golf Course * The Barn at Hornbaker Gardens * Flags of Freedom * The Grace Theater * Hundred Acres Orchard * Wyaton Hills Golf Course *

Parks

Alexander Park, Pool, & Ice Skating Rink
City County Park Rotary Park
Soldiers and Sailors Park
Veterans Park West Side Ball
Park Zearing Park & Barkley Dog Park

Annual Events

Bureau County United Way Beer & Wine Event
Farmer's Market
Princeton Rotary Club Shrimpfest
The Princeton Mile
Festival 56 Summer Theater Festival
Down on Main Summer Street Concerts
Community Band Concerts in the Park
Z Tour Bike Ride & Bike Fest
Beef & Ag Festival
Bureau County Fair
Bureau County Homestead Festival
Witches Night Out + Seasonal Shop Small Events
Shadows of the Blue & Gray
Monster Mash Hot Air Balloon Bash
Christmastime in Princeton

For More Information



PrincetonTourism.org



Visit princetontourism.org for a complete guide to Accommodations, Dining, Events & Experiences!



PrincetonChamber-il.com



Visit princetonchamber-il.com for a everything you need to know about Local Businesses, Organizations, & Community Resources!

Welcome to Princeton, IL

Indulge in the sophisticated charm of our small town's upscale boutique shopping, public art, vintage covered bridges, historic landmarks, and unique events. Located just far enough outside of Chicago, Quad Cities, and Peoria's urban orbit to offer a real retreat. Princeton provides the well-deserved timeout people seek. Located conveniently along Interstate 80 and the Amtrak line, making it a haven well within reach. Find us at Exit 56! Visit for a day, stay for a lifetime.

Take the Trolley

Experience Historic Main Street by Trolley!

Hop on for a ride on North Main at the Knox Hotel or South Main at the Prouty-Zearing Community Building.

Complimentary rides available from Memorial Day to Labor Day & during Holiday/Shopping Events.

Fridays 5:00 PM - 8:00 PM & Saturdays 11:00 AM - 4:00 PM

Weather Permitting.

Take the Amtrak

TRAIN	ARRIVAL	DIRECTION
380 Illinois Zephyr	8:29 AM	East to Chicago West to Quincy East to Chicago East to Chiago West to San Francisco West to Los Angeles West to Quincy East to Chicago
381 Carl Sandbug	9:25 AM	
6 California Zephyr	12:33 PM	
4 Southwest Chief	12:21 PM	
5 California Zephyr	3:44 PM	
3 Southwest Chief	4:11 PM	
383 Illinois Zephyr	7:43 PM	
382 Carl Sandburg	7:47 PM	

*Purchase tickets and check train status at Amtrak.com or 800-872-7245. Tickets are not sold at Princeton train station.



Shop, Dine & Explore



Princeton, IL

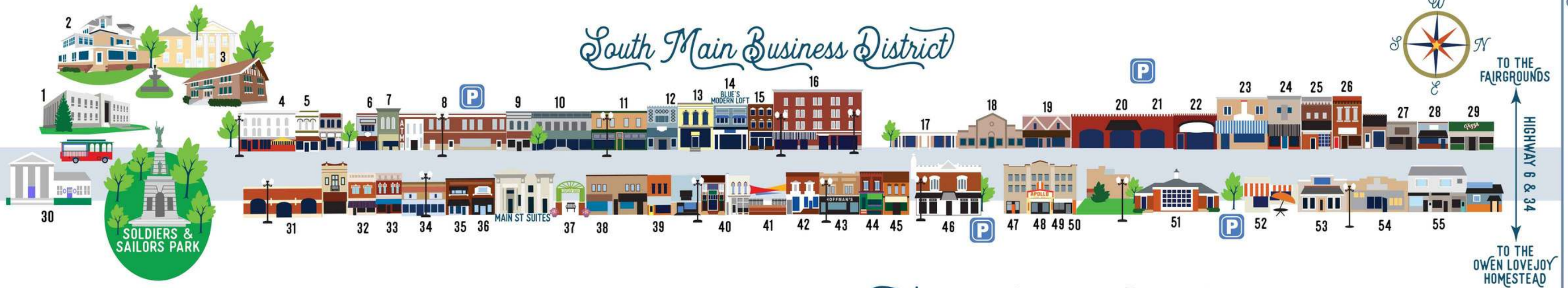
a short drive that takes you far

A VISITORS GUIDE TO PRINCETON'S MAIN STREET

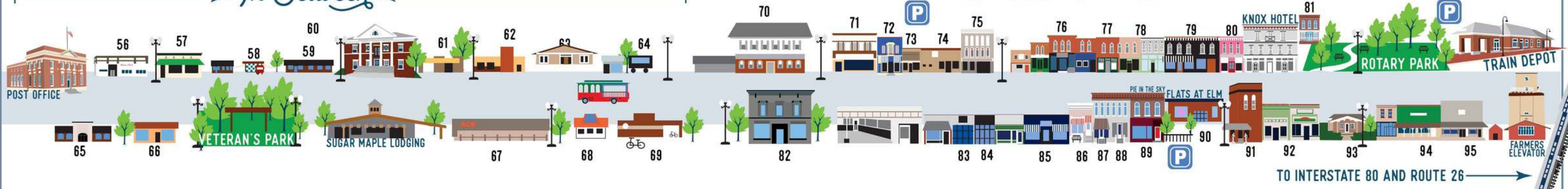
and beyond!



South Main Business District



North Main Business District



In Between

South Main

SOUTH MAIN EATS & SPIRITS

- 4 Niel & Shorty's BBQ
- 20 Downtown Pub & Grill
- 22 Coal Creek Brewing Company*
- 23 Oriental Gardens*
- 25 Simply Nutrition*
- 28 Somewhere Else*
- 29 Vitale's Pizza Cellar
- 38 Spoons & Forks
- 52 Sisler's Ice Cream*

SOUTH MAIN RETAILERS

- 3 True Leaves Bookshop*
- 6 Rachel Rene Bath & Body*
- 7 Alpaca Shop
- 9 Downtown Liquidation*
- 10 Anderson-Mosshart
- 11 Lodestone*

- 12 Five 22*
- 13 Once Upon a Craft*
- 14 Little Blue Dress*
- 15 Wild Honey Boutique*
- 15 Mavolan's*
- 16 The Clark House
- 17 Fresh Finds Hallmark Store*
- 24 Fabulous Finds Resale
- 26 Corner Chair Market*
- 31 Four Seasons Clothing*
- 33 Sherwin Williams
- 35 Blue Jay Way Records*
- 39 Nicilynns
- 40 Eclectic Joy*
- 42 Fawcett's Pharmacy*
- 43 Hoffman's
- 46 Meadows Home Decor*
- 53 Boek-el-Zoo Pet Store
- 55 BAD Makings*

SOUTH MAIN POINTS OF INTEREST

- 1 Bureau County Courthouse
- 2-3 Bureau County History Center
- 30 Prairie Arts Center*
- 32 Bureau Co. Genealogical Society
- 37 Lovejoy Way
- 41 Mary Uthoff Memorial Walkway
- 51 Prouty-Zearing Community Building - Princeton Area Chamber of Commerce

SOUTH MAIN SPA & SERVICES

- 16 Renew You Skin Care
- 19 Anytime Fitness*
- 27 Ultimate Salon & Spa
- 36 Jillian's Hair Salon*
- 45 Guys & Gals Salon*
- 49 Franklin's Barber Shop
- 50 Mardog's Grooming Room

In Between

- 60 City Hall - Tourism Office

IN BETWEEN EATS & SPIRITS

- 57 Monical's Pizza*
- 58 Axel's Filling Station
- 59 Princeton Liquor, Wine & Spirits*
- 61 Bean Buzz Coffee*
- 62 Pizza Hut*
- 68 Dairy Queen*
- 64 Golden Rice Authentic Thai*

IN BETWEEN RETAILERS

- 63 Princeton Pharmacy*
- 67 Ace Hardware*
- 69 The Bike Place*

IN BETWEEN SPA & SERVICES

- 61 Polished Nail Salon
- 61 SILK Beauty Hair Salon
- 66 Top Nails

North Main

NORTH MAIN EATS & SPIRITS

- 76 Barrel Society & Bottle Shop*
- 79 Wild Ginger Bistro & Wine Bar*
- 89 Myrtle's Pie*
- 90 Miss Betsy's Donuts*
- 92 Paisano's Ristorante*
- 93 Cafe Grace*

NORTH MAIN RETAILERS

- 70 Wyanet Carpet*
- 75 Optimal Health Grocery*
- 78 The Milk Moustache*
- 80 Beetz Me & Wine Bar*
- 81 The Note Music Shop
- 82 The Studio Boutique*
- 88 Tailholt Trading Post*
- 95 Johnson's Carpet Shoppe*

NORTH MAIN SPA & SERVICES

- 82 The Studio Salon & Spa*
- 83 Emerald Tablet Collective*
- 84 Parlor 909
- 85 Layla Nail Salon & Spa
- 86 Peterson's Barber Shop
- 91 Sophisticuts Salon & Spa*

ARTS, ENTERTAINMENT & VENUES

- 18 Venue 450
- 20 Downtown Pub & Event Center
- 30 Prairie Arts Center - Theater & Gallery*
- 34 Main Street Dance Academy*
- 48 Apollo Theater*
- 54 Combat-Do Martial Arts
- 56 Festival 56 - Grace Theater*
- 72 The Knack Artistic Studio*
- 73 studioK Architecture*
- 77 The Elowen Room

VISITOR RESOURCES

- 8 Heartland Bank ATM
- 65 Central Bank

*businesses marked with asterisk accept Chamber Gift Cards

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Bureau County

The surrounding county has experienced rising rent prices for several years, with the ability to increase future tenant rental prices. Continued job creation driven by nearby institutions and employers have grown the county to a total of 699 employers in Bureau County as of 2023, according to the 2023 study on census.gov.

This momentum is fueling increased demand for housing, services, and infrastructure. With direct access to key highways and transportation corridors, the area provides efficient regional connectivity.

County Facts:

869.1 square miles

37.8 people per square mile

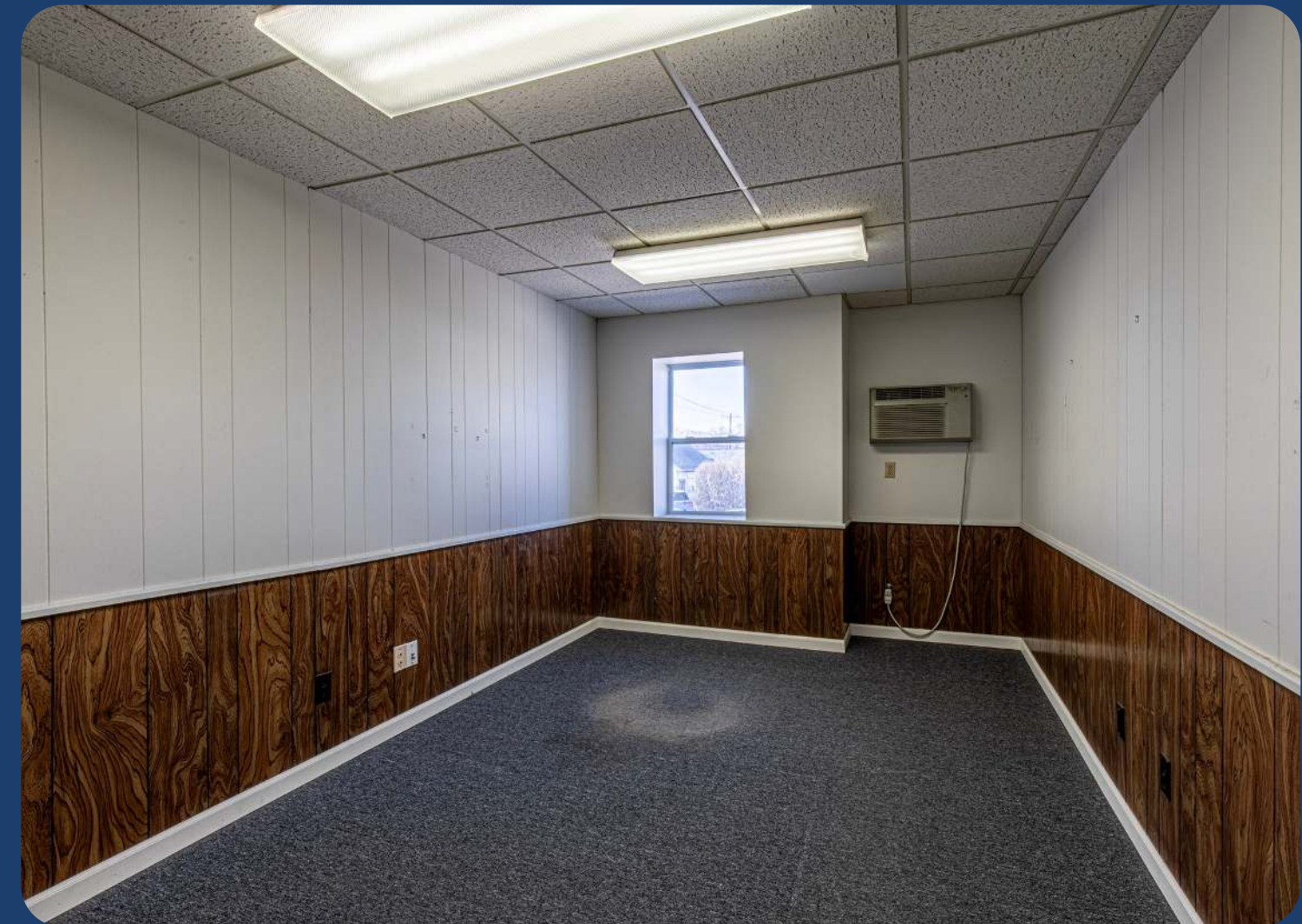
Total Households: 14,028

Median Household Income \$69,257

2.3 persons per household

** Based on info obtained from

census.gov



Opportunity

High residential rental demand in the town allows for the flexibility to choose great tenants easily. As of 3/27/26, there was only one available rental property listed on apartments.com and many potential tenants constantly looking. As of the same date, only three commercial properties were available in MRED MLS.

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Photos



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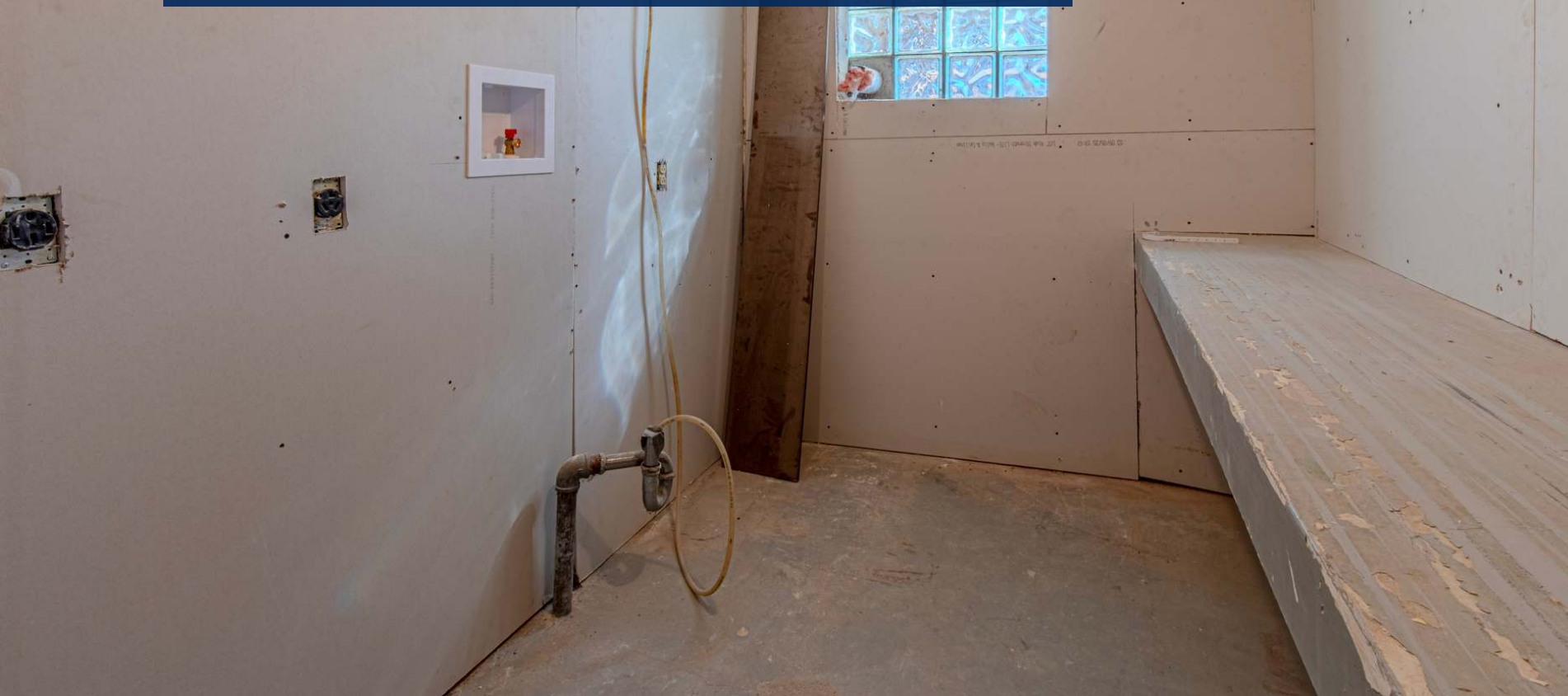
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Real Estate Offering Memorandum

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