



PROPERTY/MARKET SUMMARY

This lot is located in Taylorville, IL, a town situated between Springfield and Decatur. Among the historic downtown, and dozens of national brands that are found here, Taylorville is currently experiencing a surge in both new commercial & industrial developments. Join Jimmy John's, McDonald's, CVS, Walgreens, and more hot spots within 1/2 mile.

- **LOT** | 272,685.6 SF / 6.26 AC of divisible land
- **SALE PRICE** | \$850,000
- **TAXES** | \$8,294.78 in 2021
- **ZONING** | Commercial
- **VEHICLES PER DAY** | 28,600+

*Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.*

NEARBY RETAILERS



DEMOGRAPHICS

<b>POPULATION:</b>	10 Mile	22,582
	15 Mile	30,738
	25 Mile	164,223
<b>DAYTIME POP:</b>	10 Mile	19,193
	15 Mile	26,538
	25 Mile	144,165
<b>AVG HH INCOME:</b>	10 Mile	\$66,294
	15 Mile	\$68,798
	25 Mile	\$74,364

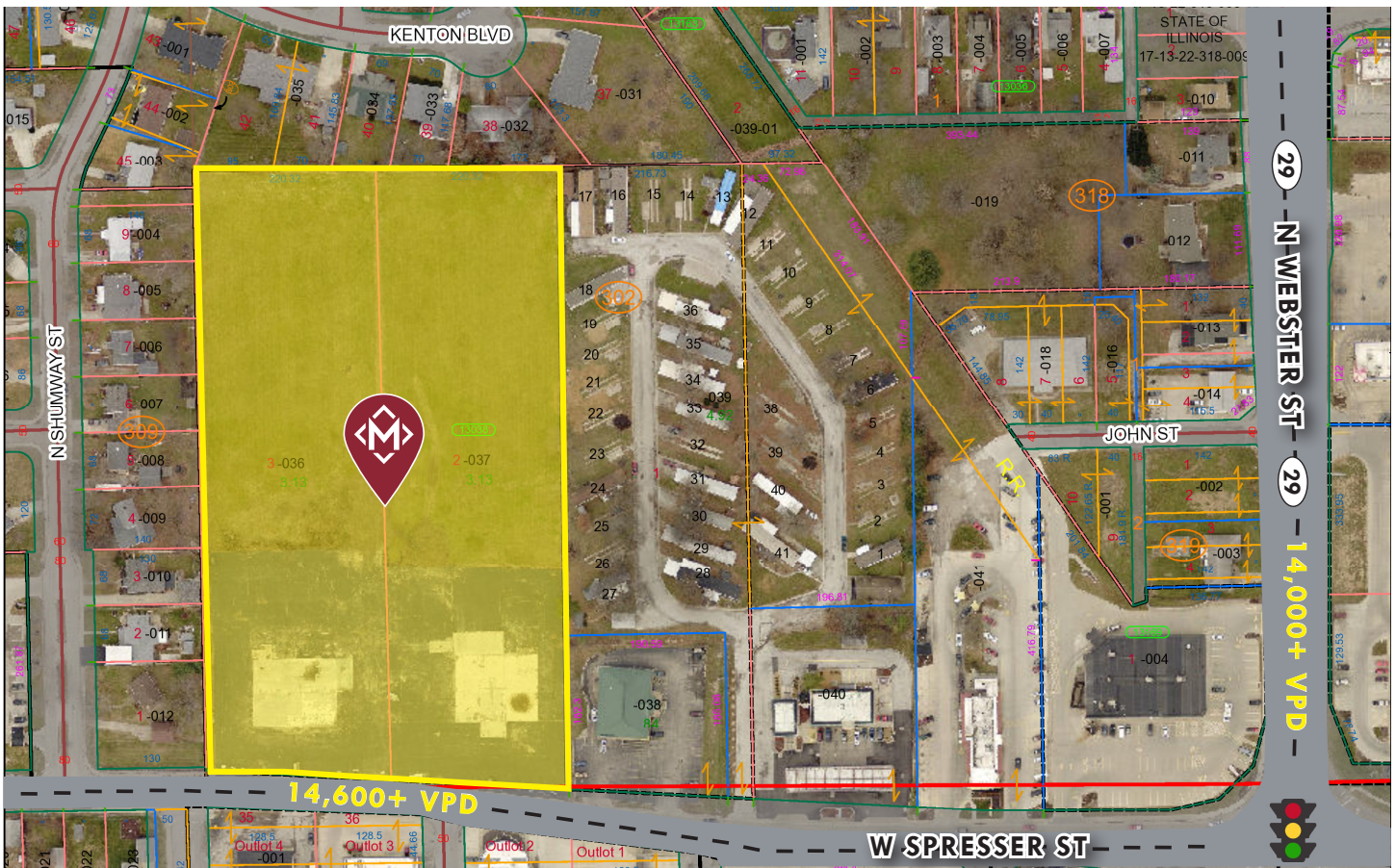




**TAYLORVILLE TOWNSHIP**

- Located in Christian County
- Great blend of both small town charm featuring quaint shops and eateries, and national retailers
- Located in the heart of Illinois
- Home to Christian County's Circuit Court, increasing town traffic
- Down the street from the annual Christian County Agricultural Fair site
- This property is mere blocks from the town square, which is the location for a number of town events such as,
  - Weekly Farmers Market (May-September)
  - Cruise (monthly motor show)
  - Annual Greater Taylorville Chamber Of Commerce Chillfest

**AERIAL**



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