

122 N Main Street

WASHINGTON, IL 61571



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR LEASE | 122 N Main Street

ASKING RATE: \$14/SF



EXECUTIVE SUMMARY

Prime retail/office, restaurant, and bar/tavern space just one block north of the Washington Downtown Square. This property is ready to be leased and built out for your business to join the busy Downtown Square community. The façade was recently updated with beautiful brick, new awnings, doors and windows. This building was formerly a Bowling Alley and still has the vintage floor. It was most recently a spirit wear store. The building also has a full basement and 200 amp electrical services. The space can be subdivided in half, or as approximately 1800-2040 SF office (rear), 785-890 SF retail (front), and 1130-1870SF bar/restaurant (see images of potential floorplans).



4,080
TOTAL SF



\$14
PRICE /SF



3
UNITS



C-2
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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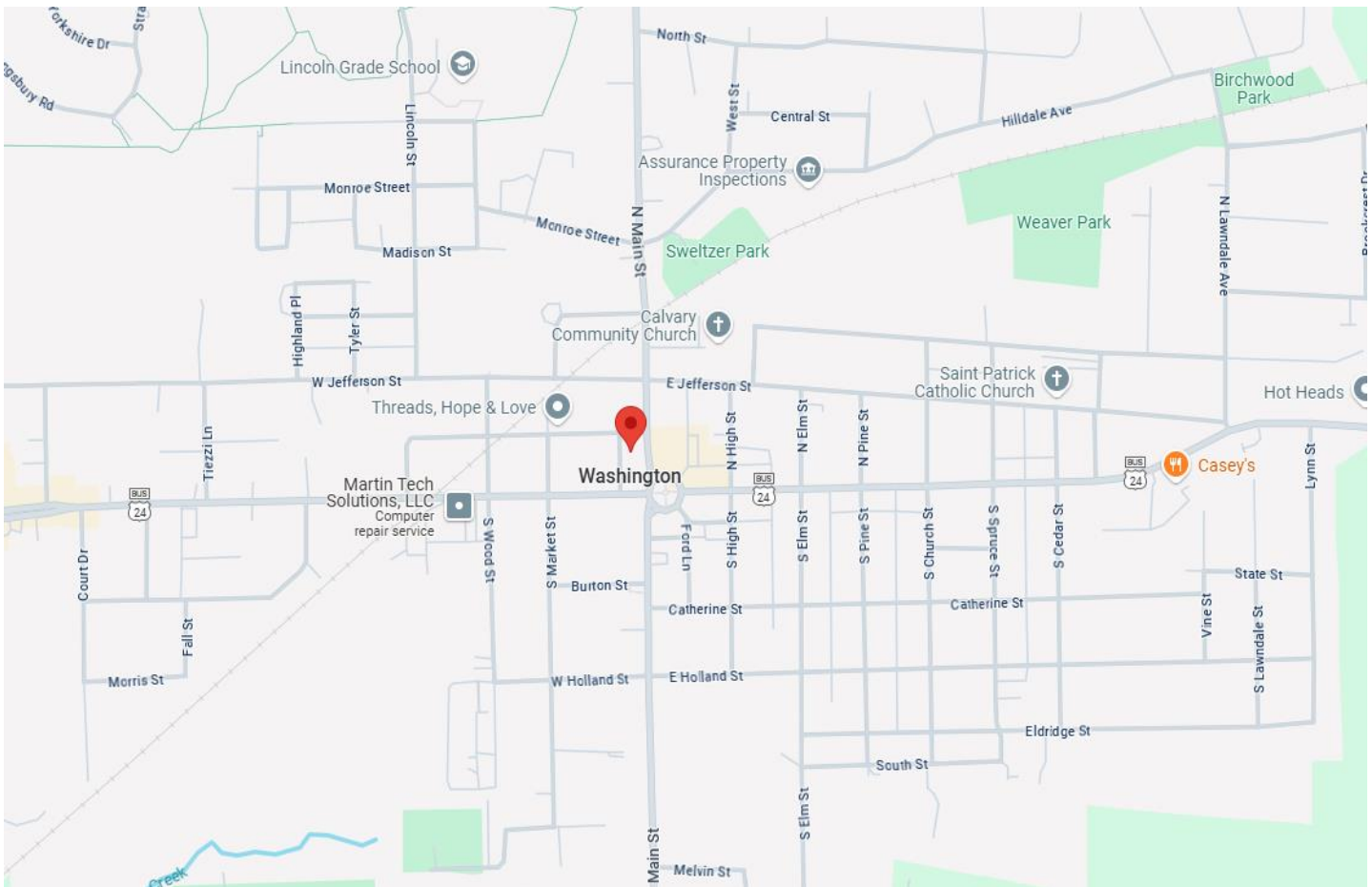
JESSICA BALL
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PROPERTY INFORMATION

ADDRESS	122 N Main St
CITY / STATE / ZIP	Washington, IL 61571
PARCEL ID(s)	02-02-23-207-016
PROPERTY TYPE	Office, Retail, Restaurant, Bar/Tavern
ZONING	C-2
TOTAL LOT ACRES	0.08
# UNITS	3



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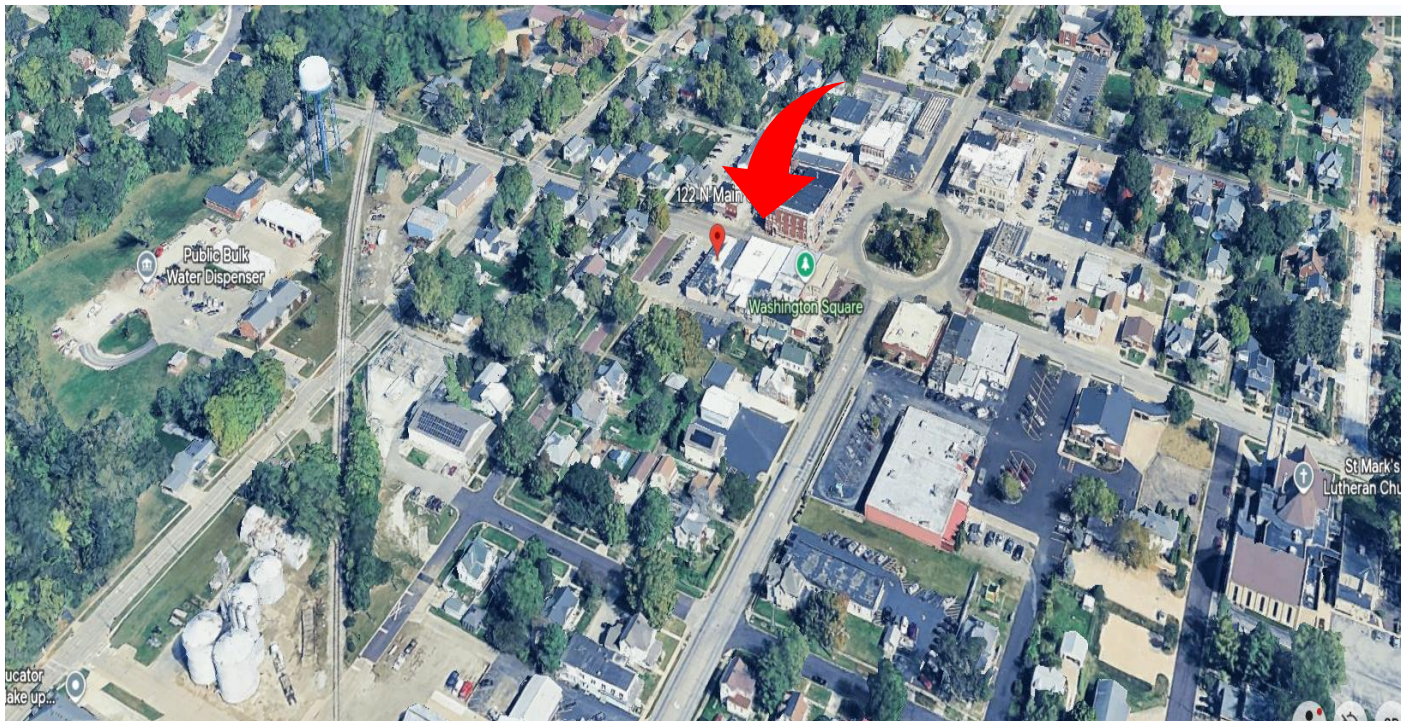
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AVAILABLE SUITES

SUITE	SIZE (SF)	LEASE TYPE	RATE PSF (ANNUALLY)	NOTES
Overall	4,080	Gross	\$14.00	Prime retail/office space just one block north of the Washington Downtown Square. This property is ready to be leased and built out for your business to join the busy Downtown Square community. The facade was recently updated with beautiful brick, new awnings, doors and windows. This building was formerly a Bowling Alley and still has the vintage floor. It was most recently a spirit wear store. The building also has a full basement and 200 amp electrical services
Space 2 - Office, Retail	890	Gross	\$14.00	785-890 SF available for the development of a small retail or service suite (see images of potential floorplans).
Space 3 - Office, Retail, Restaurant, Bar/Tavern	1,870	Gross	\$14.00	1130-1870 SF available for the development of a bar/restaurant (see images of potential floorplans).



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EXTERIOR PICTURES



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INTERIOR PICTURES



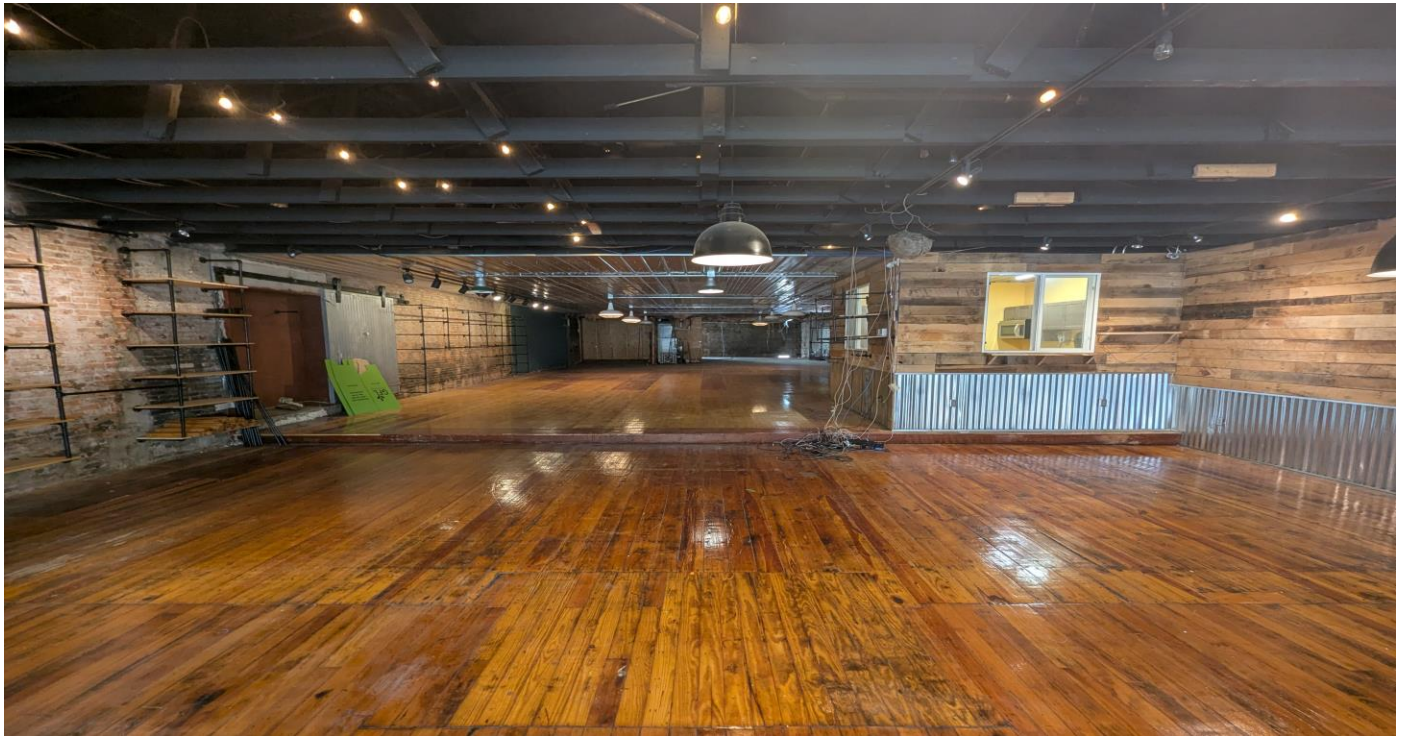
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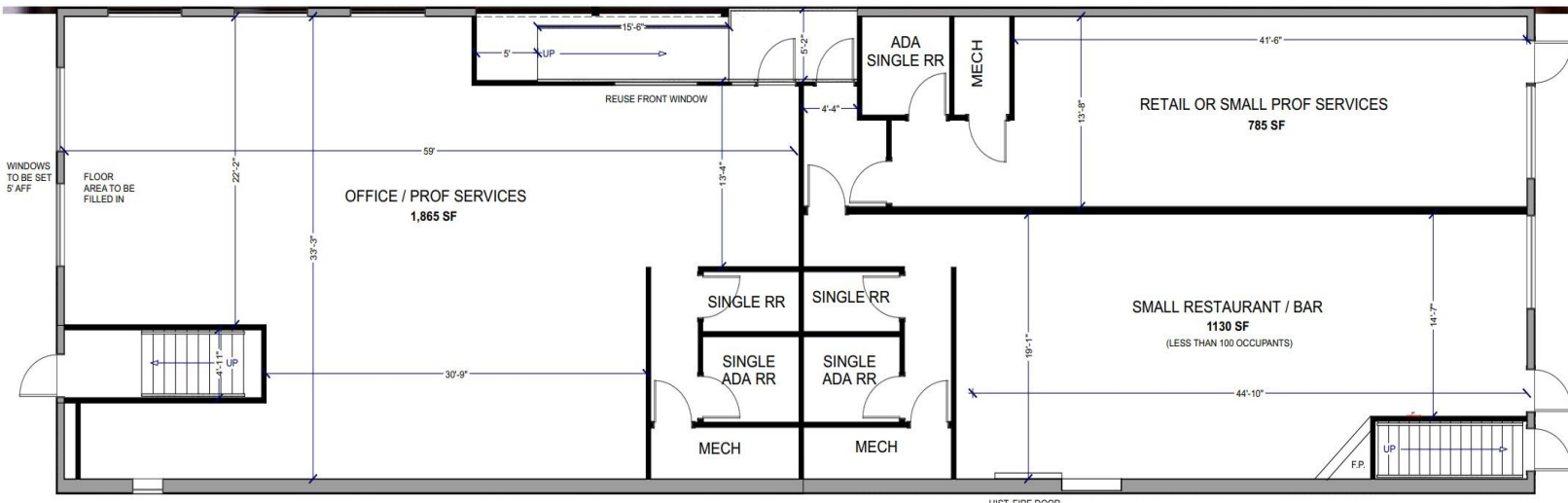


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POTENTIAL FLOORPLANS



PROPOSED OPTION - THREE SPACES

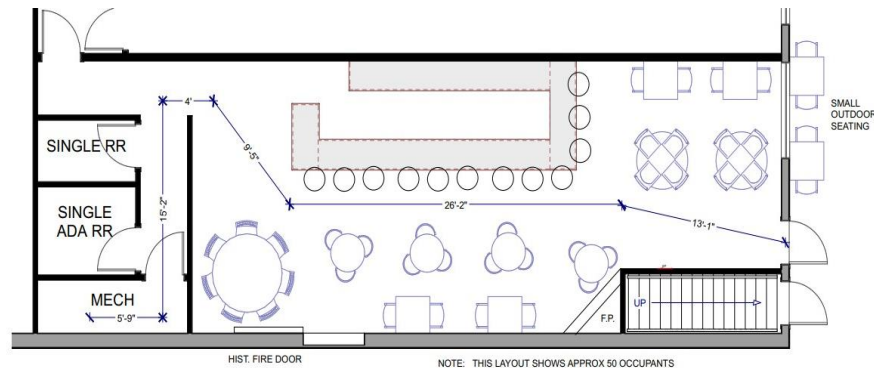
1/4' = 1'0"

NOTES:

- THE RESTAURANT SPACE MUST STAY UNDER 100 OCCUPANTS IN ORDER TO AVOID FIRE SUPPRESSION
- FINAL RAMP LENGTH DEPENDENT ON TOTAL CHANGE IN ELEVATION FROM PARKING LOT TO INTERIOR FINISHED FLOOR

NOTE:

- IF THE RESTAURANT / BAR HAS A MAX TRAVEL DISTANCE OF LESS THAN 75' AND AN OCCUPANT LOAD OF LESS THAN 50, THEN IT DOES NOT REQUIRE A SECOND MEANS OF EGRESS

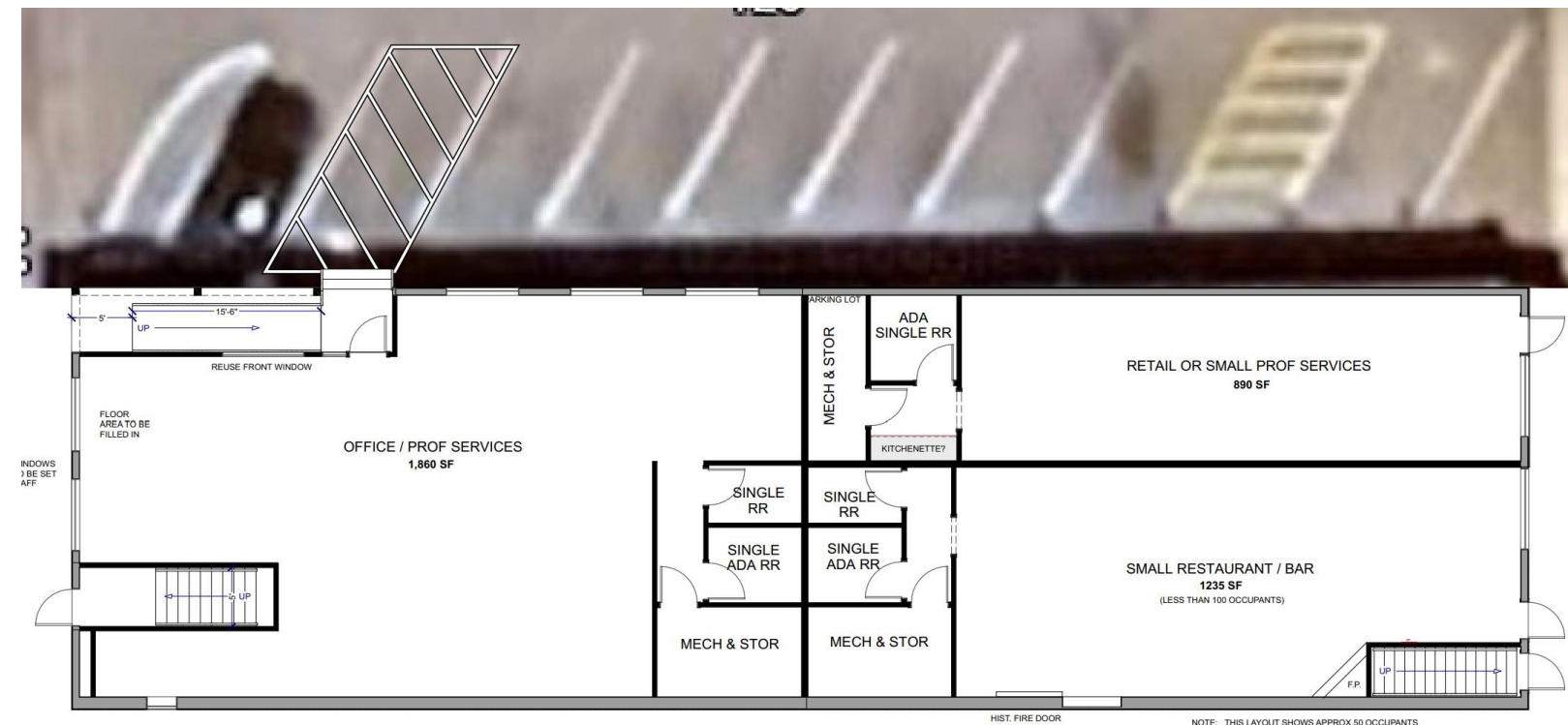
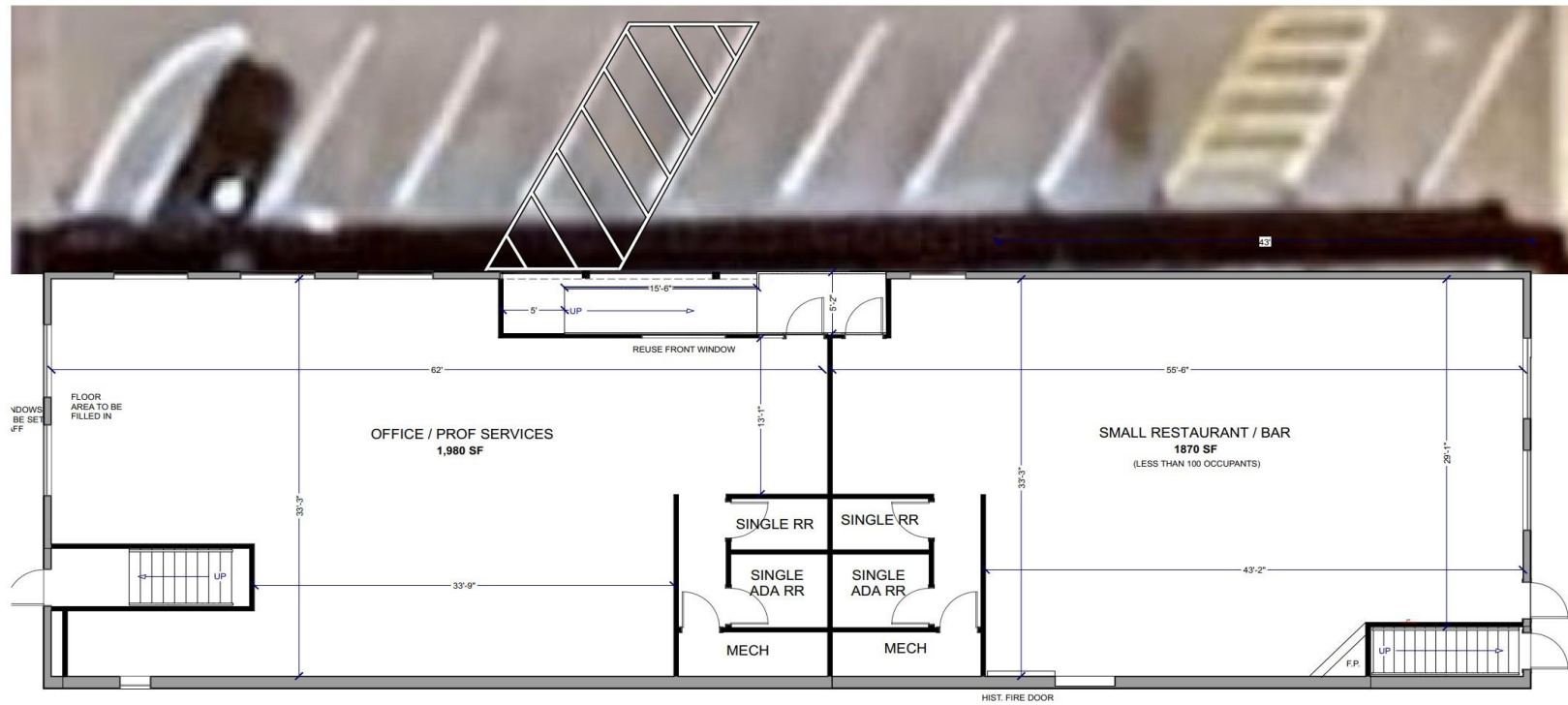


SAMPLE FURNITURE LAYOUT & TRAVEL DISTANCE

1/4' = 1'0"

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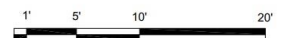
POTENTIAL FLOORPLANS



PROPOSED OPTION - TWO SPACES

1/4" = 1'0"

NOTE: THIS LAYOUT SHOWS APPROX 50 OCCUPANTS

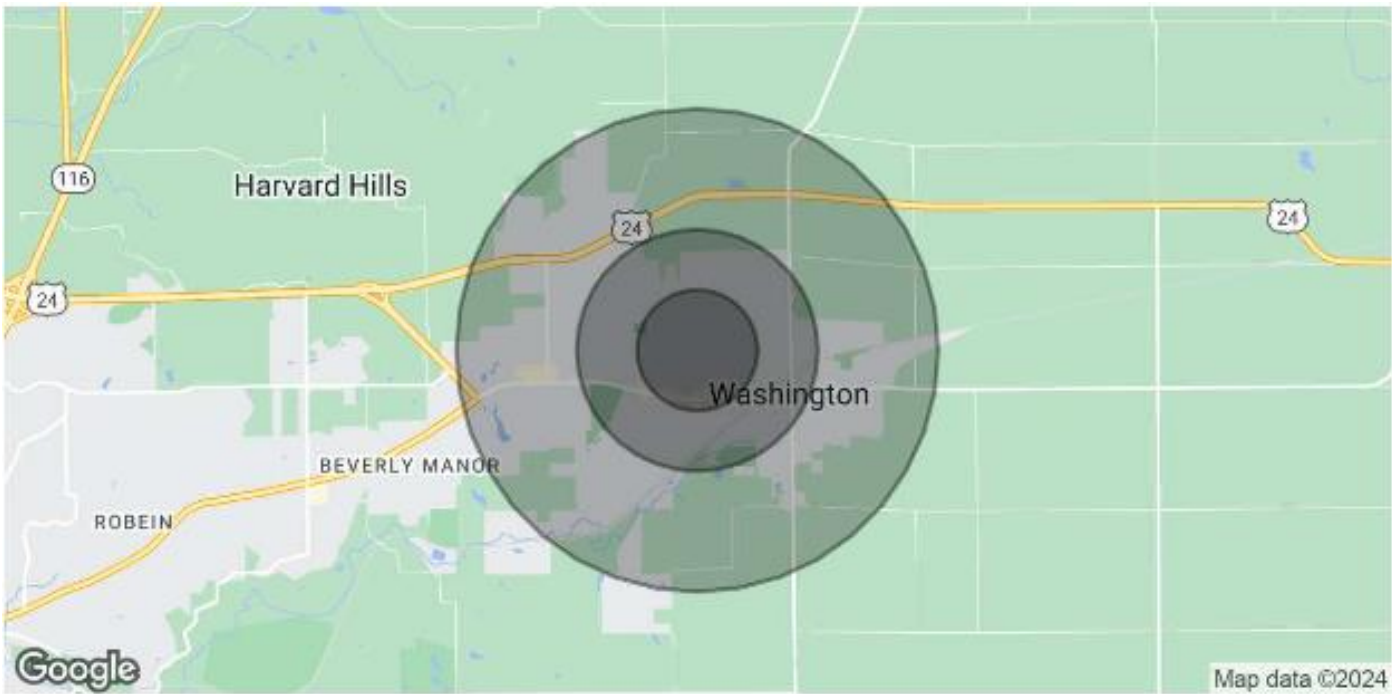


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WASHINGTON AREA DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	2,210	7,580	14,654
Average Age	38	39	40
Average Age (Male)	36	37	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	803	2,844	5,604
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$114,511	\$114,231	\$115,596
Average House Value	\$281,824	\$274,344	\$274,596

Demographics data derived from AlphaMap



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