

**1135** Walnut Street

WASHINGTON, IL 61571



**RE/MAX**  
COMMERCIAL<sup>®</sup>  
TRADERS UNLIMITED

# FOR SALE | 1135 WALNUT STREET

ASKING PRICE: \$134,900



## EXECUTIVE SUMMARY

This building, currently operating as a well-established hair salon, is located just outside of the Washington city limit and is ready for new owners and business. The furniture, fixtures, and equipment included with the sale are 5 salon chairs/stations and 2 sinks/bowls. The property is 882 SF, sits on 1 acre, and is zoned R-1 in Tazewell County (special use/variance for salon from Tazewell County). There is a shared well agreement, private septic, and access easements for the rear properties on the parcel. This is a turnkey salon building so don't miss your opportunity to establish your business in Washington! This is an active business so showings need advance approval.



**882**  
TOTAL SF



OFFICE  
RETAIL  
INVESTMENT  
PROPERTY TYPE



**1.00**  
ACRES



**R-1**  
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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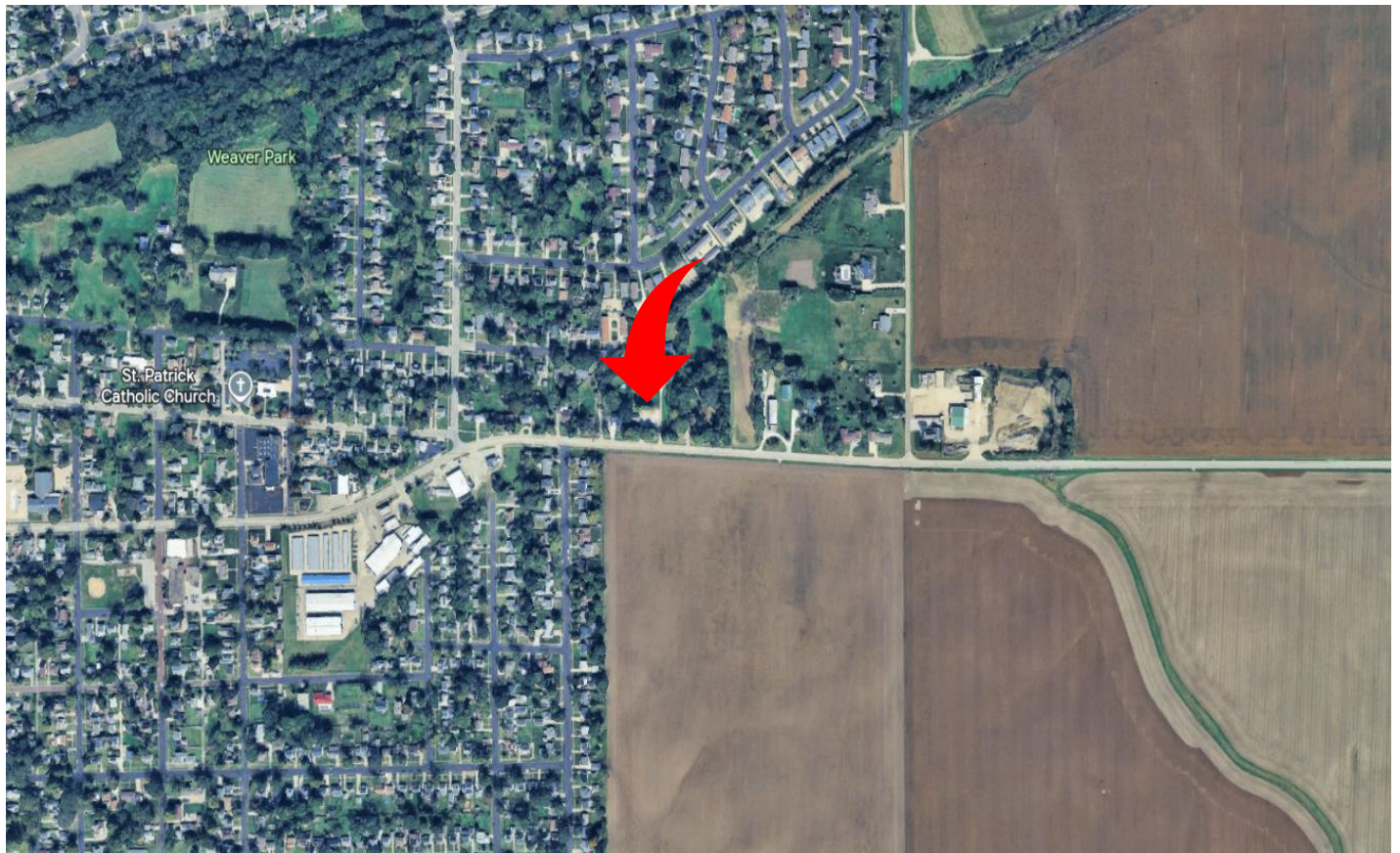
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## PROPERTY INFORMATION

ADDRESS	1135 Walnut Rd
CITY / STATE / ZIP	Washington, IL 61571
PARCEL ID(s)	02-02-13-413-016
PROPERTY TYPE	Office, Retail, Investment
ZONING	R-1
TOTAL LOT ACRES	1.00
TOTAL SF	882
YEAR BUILT	1992



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**EXTERIOR PICTURES**



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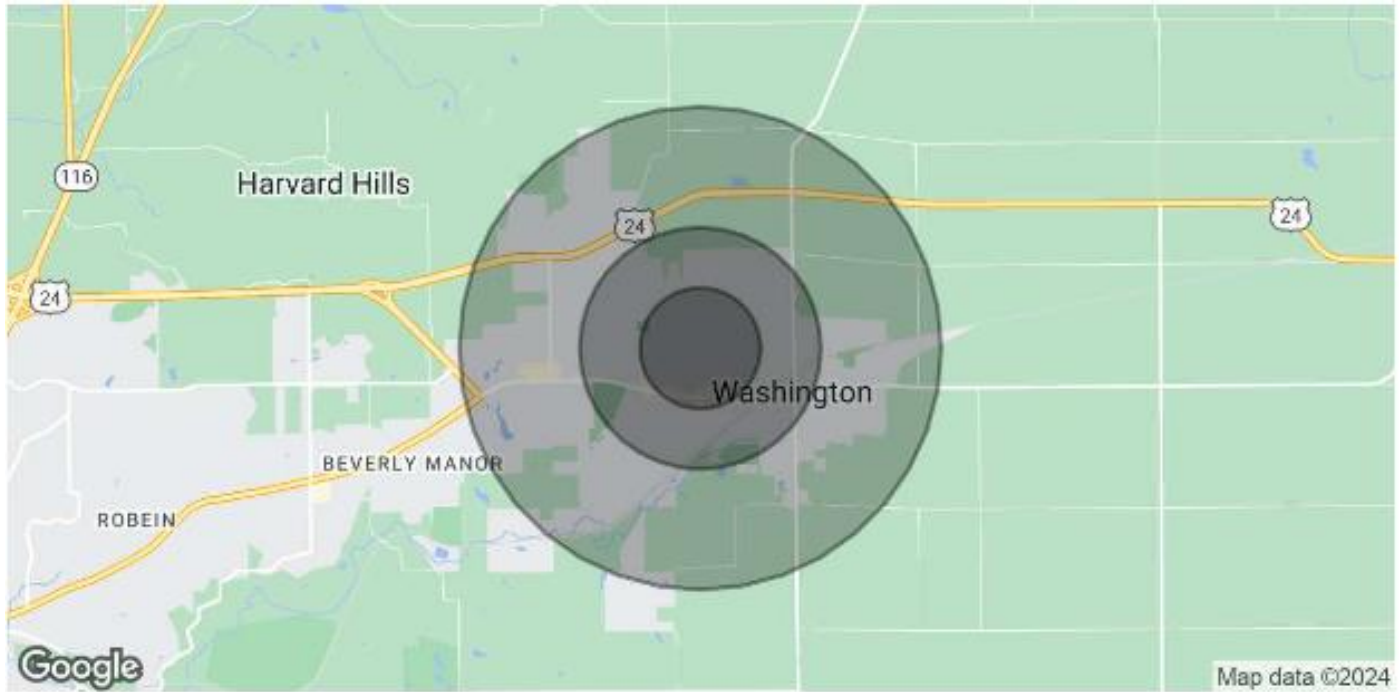
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## WASHINGTON AREA DEMOGRAPHICS



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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All information contained herein is deemed reliable but not guaranteed.  
Each office is independently owned and operated.  
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