

RETAIL PROPERTY FOR SALE

1422 E. McCord

1422 E. MCCORD STREET, CENTRALIA, IL 62801



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RETAIL PROPERTY FOR SALE
1422 E. MCCORD STREET, CENTRALIA, IL 62801

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	3.06 Acres
Year Built:	1979
Building Size:	24,267
Zoning:	B-3
Municipality:	Centralia
Submarket:	Marion County
Traffic Count:	11,700
Price / SF:	\$12.16

PROPERTY OVERVIEW

Former IGA grocery store located on E. Mccord in Centralia, Illinois, this property is easily accessible and visible along IL Route 161 making it an outstanding opportunity for reuse or redevelopment. The building features two loading docks and ramp with dock levelers and offers excellent building and pylon signage options.

LOCATION OVERVIEW

The community of Centralia, Illinois is located at the intersection of US Route 51 and Route 161. I-57 is 9 miles to the east and I-64 is 8 miles to the south. The "Greater Centralia Area" includes neighboring Central City, Wamac, and unincorporated areas of Clinton, Marion, and Washington counties. Centralia is serviced by a municipal airport and serviced both north to south rail and east to west rail.

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PROPERTY DETAILS

SALE PRICE

\$295,000

LOCATION INFORMATION

Building Name	1422 E. McCord Street
Street Address	1422 E. McCord Street
City, State, Zip	Centralia, IL 62801
County/Township	Marion
Municipality	Centralia
Submarket	Marion County
Cross Streets	E. McCord & S. Pleasant
Side Of Street	North
Nearest Highway	I-57, I-64
Nearest Airport	Centralia Municipal Airport

BUILDING INFORMATION

Building Size	24,267 SF
Tenancy	Single
Number Of Floors	1
Average Floor Size	24,267 SF
Year Built	1979
Free Standing	Yes
Number Of Buildings	1
Walls	Concrete Black/Masonry
Signage	Building & Pylon
Ceilings	12' Drop Ceiling
Floor Coverings	Concrete/Floor Tile

PROPERTY DETAILS

Property Type	Retail
Zoning	B-3
Lot Size	3.06 Acres
APN#	14-17-200-005
	14-17-200-006
	14-00-077-015
	14-00-074-035
Traffic Count	11,700
Traffic Count Street	E. McCord

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	6.0
Number Of Spaces	140

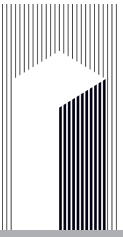
OPERATING EXPENSES

Taxes	\$27,947.88
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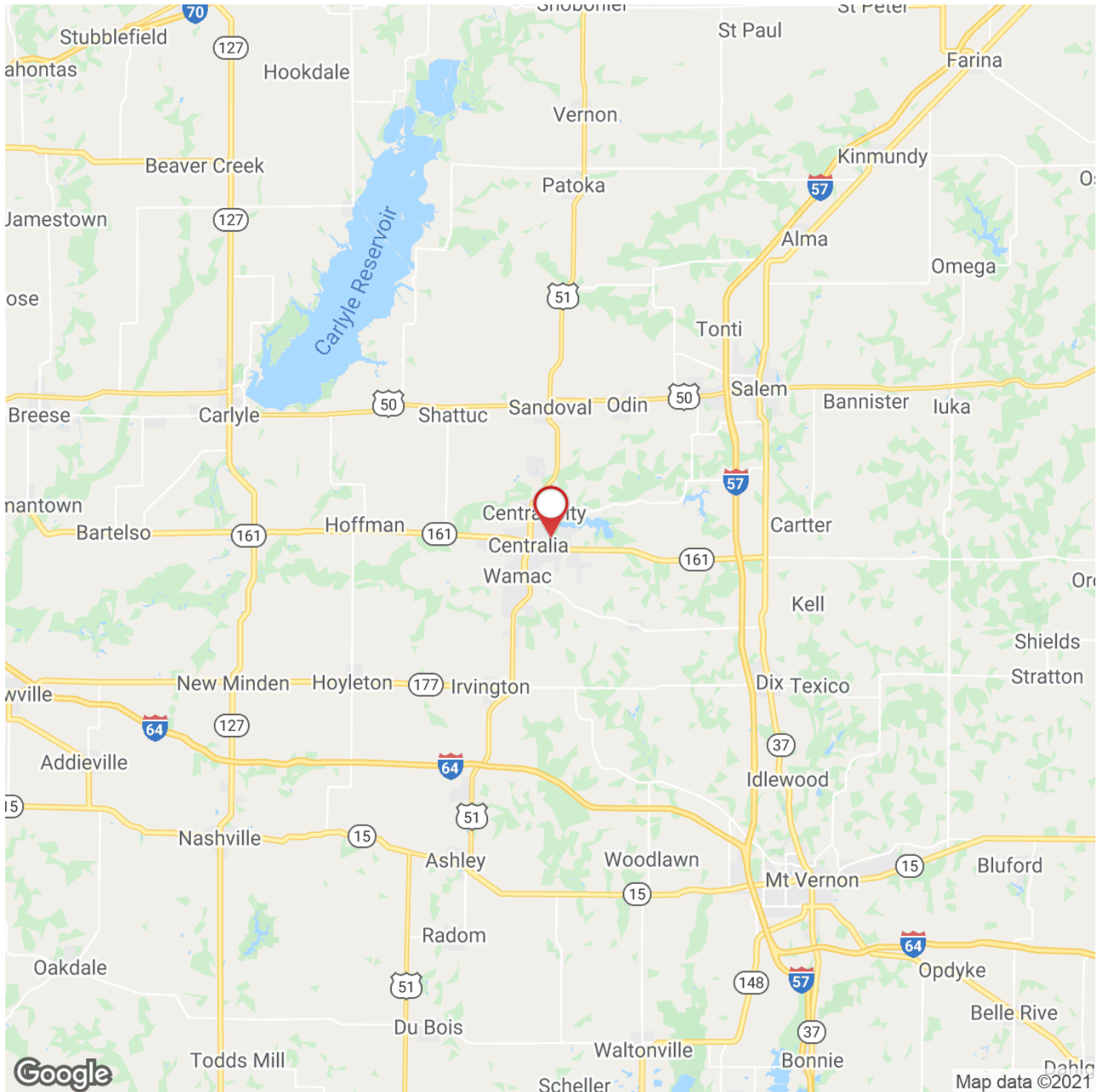
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REGIONAL MAP



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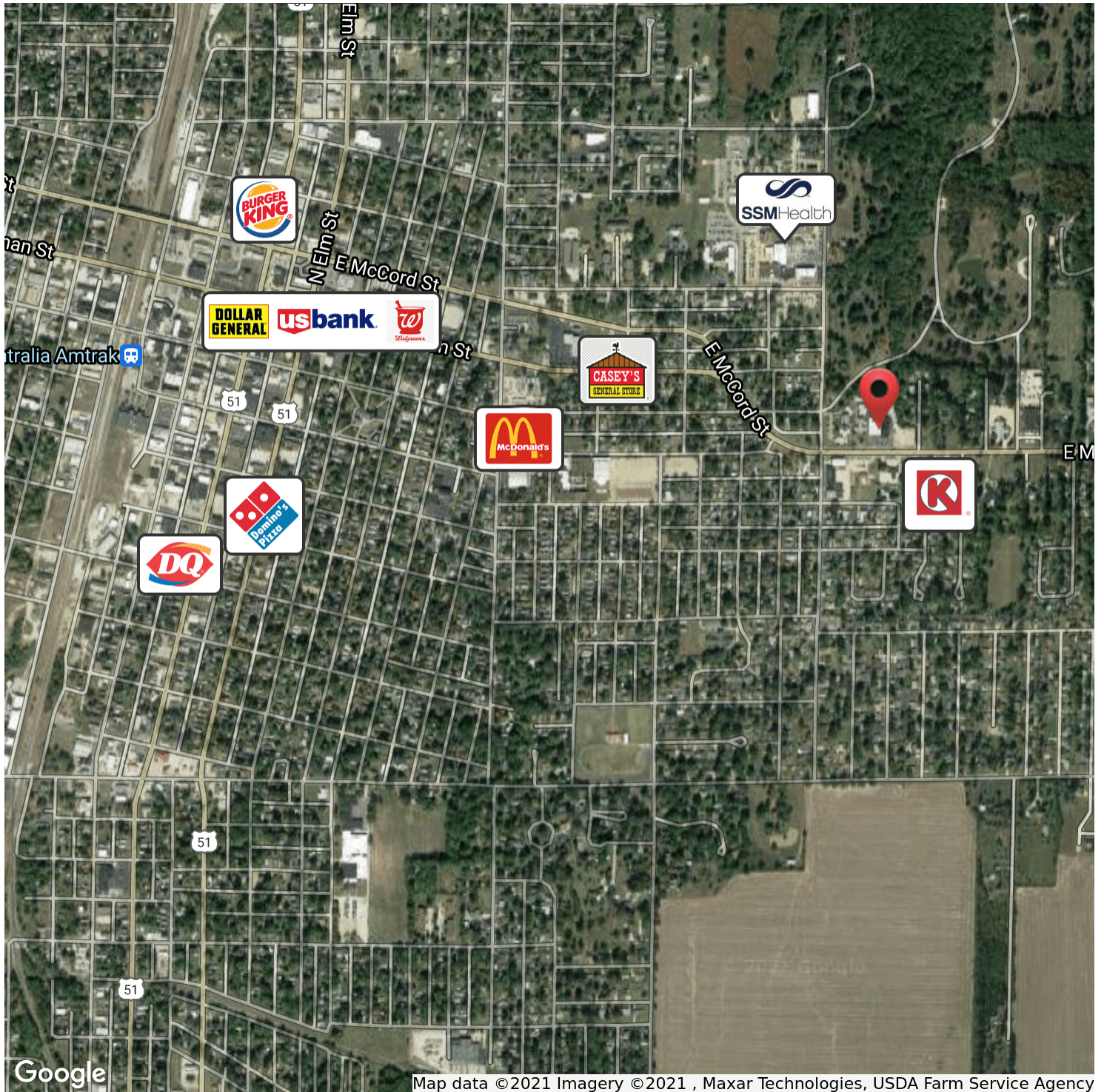
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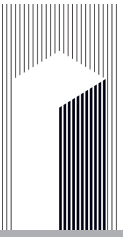
RETAILER MAP



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AERIAL MAP



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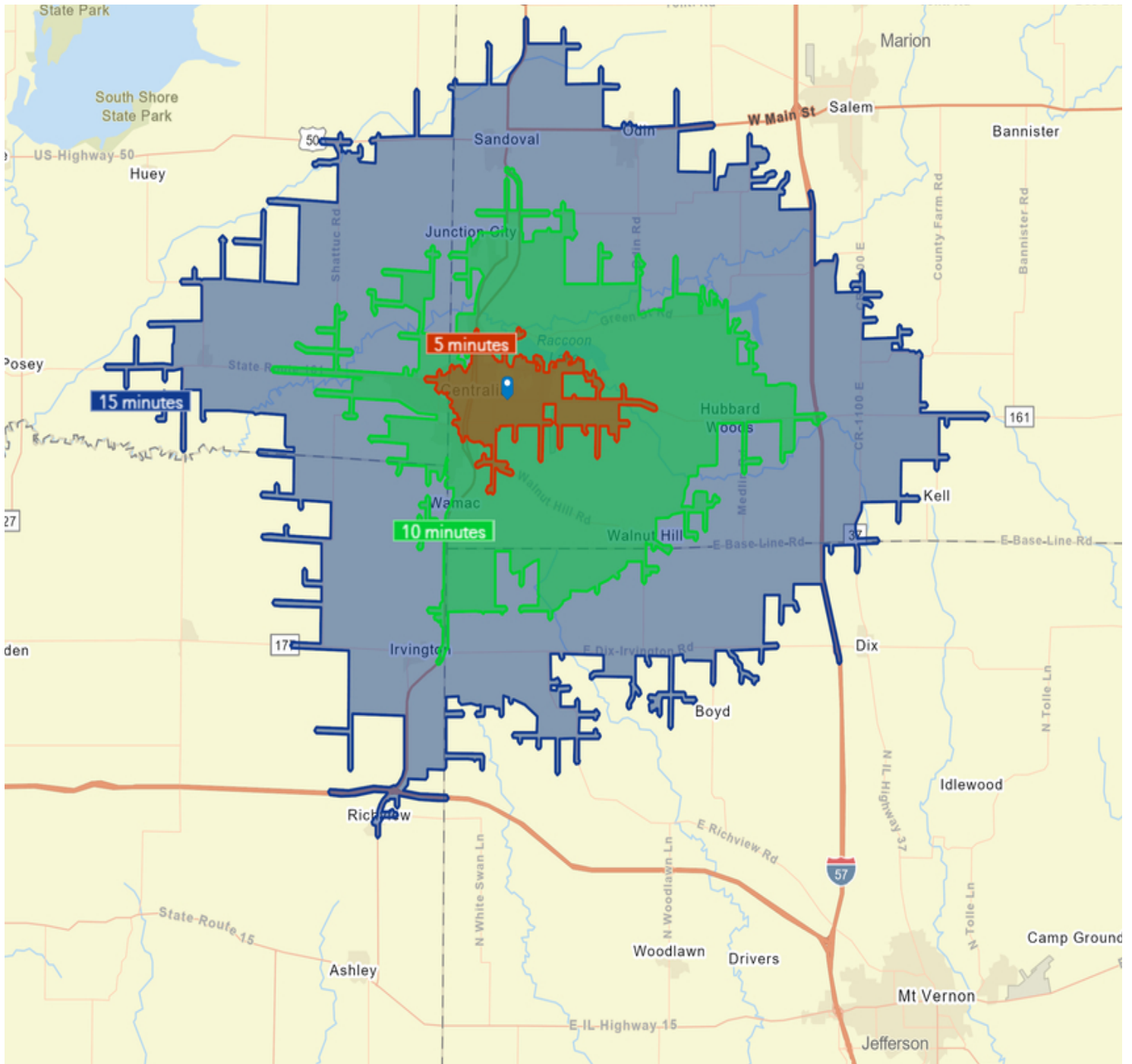
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RETAIL PROPERTY FOR LEASE/SALE
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DRIVE TIME MAP - 5, 10, 15 MINUTES



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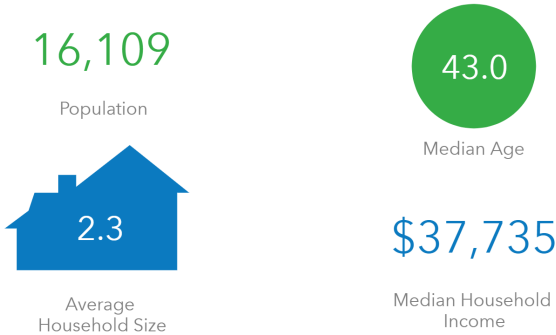
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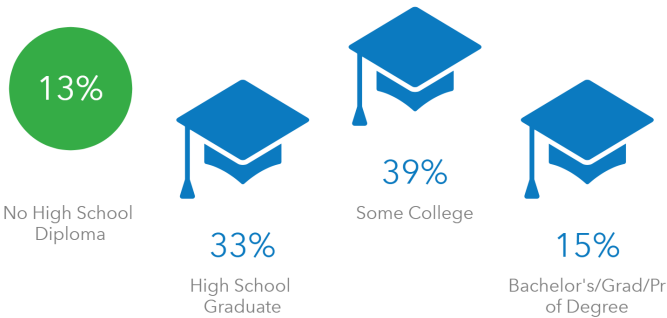
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DEMOGRAPHIC OVERVIEW - 3 MILES

KEY FACTS



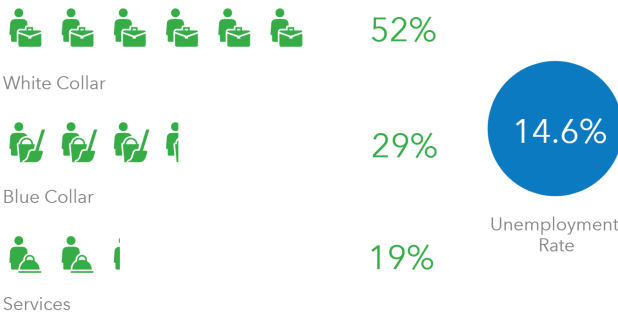
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (19.2%)
The smallest group: \$200,000+ (1.1%)

Indicator ▲	Value	Diff	
<\$15,000	16.1%	+3.8%	
\$15,000 - \$24,999	18%	+2.3%	
\$25,000 - \$34,999	12.9%	+2%	
\$35,000 - \$49,999	12.9%	-1.9%	
\$50,000 - \$74,999	19.2%	-0.7%	
\$75,000 - \$99,999	10.3%	-1.5%	
\$100,000 - \$149,999	7.5%	-2.8%	
\$150,000 - \$199,999	2%	-0.7%	
\$200,000+	1.1%	-0.5%	

Bars show deviation from Marion County

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2020, 2025.

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