



Building Type:	Commercial
Available SF:	24,267
Total SF:	24,267
Number of Stories:	1
Ceiling Peak:	12 Ft.
Expandable:	Unknown
Zoning:	Business District
Site Size:	3.06 Acres
Year Built:	1979
Former Use:	grocery store
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Masonry
Floor Type:	Concrete
Sale Price:	\$485,000
Sale Price Note:	485,000.00
Lease Terms:	Unknown
Lease Rate Note:	Negotiable
Last Updated:	Sep 3, 2020

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

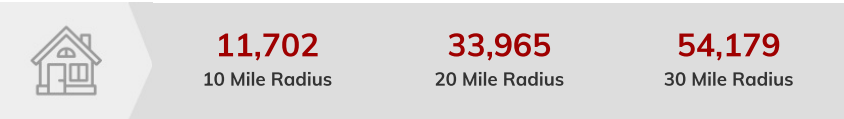
This site is in a high traffic area seeing close to 12,000 vehicles per day. The building layout consists of a front bar area, customer service area, the main store area, deli and meat department, restrooms and a warehouse with two loading docks and ramp with dock levelers. Land size is over three acres with 140+ parking spaces located on-site. The structure is heated and cooled. The community of Centralia, IL is located at the interstate 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. The “Greater Centralia Area” has a population of approximately 20,000. Centralia is serviced by a municipal airport having 5,000 feet of paved runway. The community is serviced by both north to south rail and east to west rail. Schools include grade school, private and public, 4-year public high school and a 3-year junior college.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: 161
Nearest Interstate: 57 (8 mi.)
Ingress/Egress Notes: Two access/egress off of Illinois Route 161 for this property
Nearest Airport: Centralia Municipal Airport - Centralia, IL (1.6 mi.)
Nearest Commercial Airport: MidAmerica Airport-Mascoutah, IL (47 mi.)
Distance to Mass Transit: 1
Rail Served: No
Rail Served By: Unknown
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Natural Gas: Illinois Power
Water: City of Centralia
Sewer: City of Centralia