

## Old Ace Hardware Building

Route 121/200 Spitler Park Drive | Mount Zion, IL | US | Macon County  
Available SF: 12,900 | Lease Terms: Unknown | Sale Price: \$675,000



### Property and Area Description

Lot is irregular shape with adequate drainage. Approximately 36,500 sq ft of asphalt, 95 parking spaces. Open interior allows for adaptable conversion. 3.99 acres Traffic count on Route 121 is 14,600 cars/day

### Population

	<b>84,996</b> 10 Mile Radius	<b>118,654</b> 20 Mile Radius	<b>191,245</b> 30 Mile Radius
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Source: ESRI®, 2024

### Households

	<b>37,994</b> 10 Mile Radius	<b>52,088</b> 20 Mile Radius	<b>82,041</b> 30 Mile Radius
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Source: ESRI®, 2024

Building Type:	Commercial
Available SF:	12,900
Total SF:	12,900
Number of Stories:	10
Ceiling Peak:	12 Ft.
Expandable:	Yes
Zoning:	Commercial
Site Size:	3.99 Acres
Year Built:	2001
Specialty Features:	None
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete-Reinforced
Sale Price:	\$675,000
Lease Terms:	Unknown
Last Updated:	Apr 28, 2021

### Transportation

**Nearest Highway:** Illinois Route 121 (0.00 mi.)  
**Nearest Interstate:** Interstate 72 (6.00 mi.)  
**Nearest Airport:** Decatur (4.00 mi.)  
**Nearest Commercial Airport:** Decatur (0.00 mi.)  
**Rail Served:** No  
**Rail Served By:** Other  
**Rail Infrastructure in Place:** No

### Utilities

**Electric:** AmerenIllinois  
**Natural Gas:** AmerenIllinois  
**Water:** Village of Mt. Zion  
**Sewer:** Village of Mt. Zion

### Economic Development Contact

Julie Miller  
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### Realtor/Owner Contact

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