



PRIME LOCATION OFF ROUTE 6

301 W 1st Avenue

Coal Valley, IL 61240

Lease Rate: \$10.00/SF, Net

Property Features

- Wonderful space for retail, office, medical or even restaurants
- Area businesses include; Mulligan's, Dollar General, Happy Joe's and several more
- Great visibility with approximately 10,500 vehicles per day
- Approximate lot size: 56,464 SF or 1.30 acres
- \$2,705.83/month plus operating expenses at \$2.27/SF equals approximately \$3,320.05/month

2020 Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,197	9,032	33,868
Total Population	2,987	20,351	78,086
Average Household Income	\$82,037	\$74,838	\$70,224
Average House Value	\$218,978	\$197,875	\$169,533



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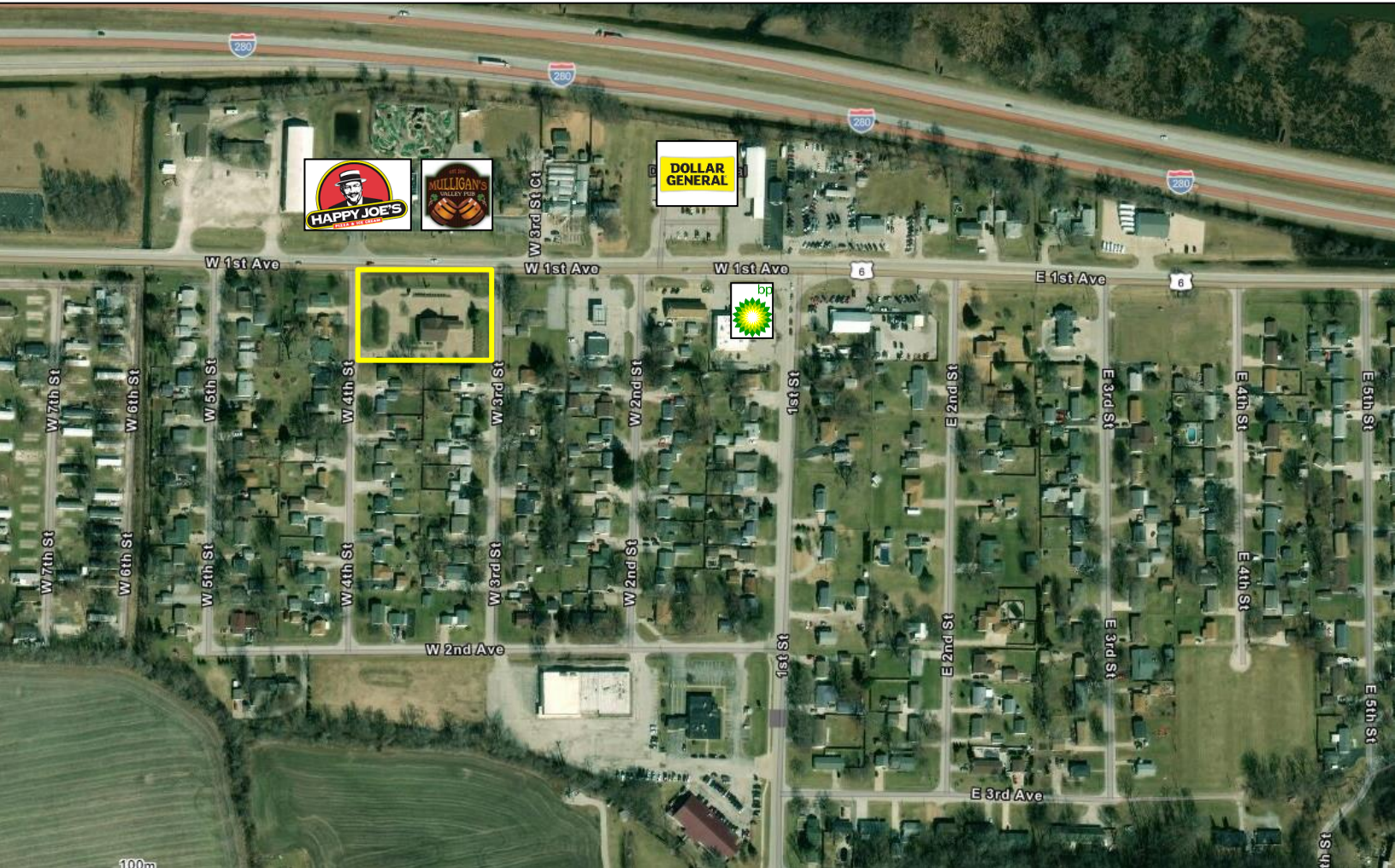
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For Lease
3,247 SF
Office/Retail Space



*Borders are approximate

