

COMMERCIAL BUILDING

312 S PLAZA DR - CHILLICOTHE

Joseph & Camper
COMMERCIAL



FOR SALE or LEASE:

10,600 SF RETAIL/COMMERCIAL
(ADDITIONAL 4,774 SF IN BASEMENT)
\$700,000 or \$8.55 PSF - NNN

PROPERTY FEATURES

- 10,600 SF retail building for lease, 100' x 106', divisible.
- Proven Retail Corridor directly on Route 29 in Chillicothe.
- 15,750 CPD on IL Route 29 and 4,550 CPD on Cloverdale RD.
- Includes a 4,774 SF expansive Basement area with freight elevator.
- Dual Front Entrance Doors, open window format in front for high visibility.
- Rear Double Loading Doors.
- Neighboring businesses include Kroger, CVS, Dollar Tree, McDonalds, Hardee's, Subway among several others.
- Advertised rate is for an AS-IS deal. Tenant Improvements and other incentives available. Call agent for details.

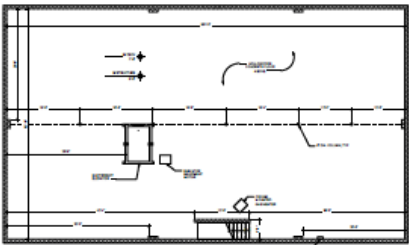


COMMERCIAL BUILDING

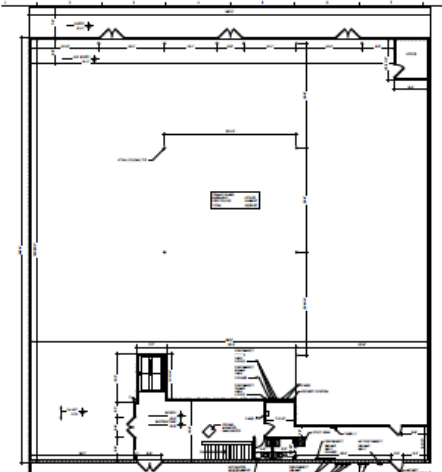
312 S PLAZA DR - CHILLICOTHE



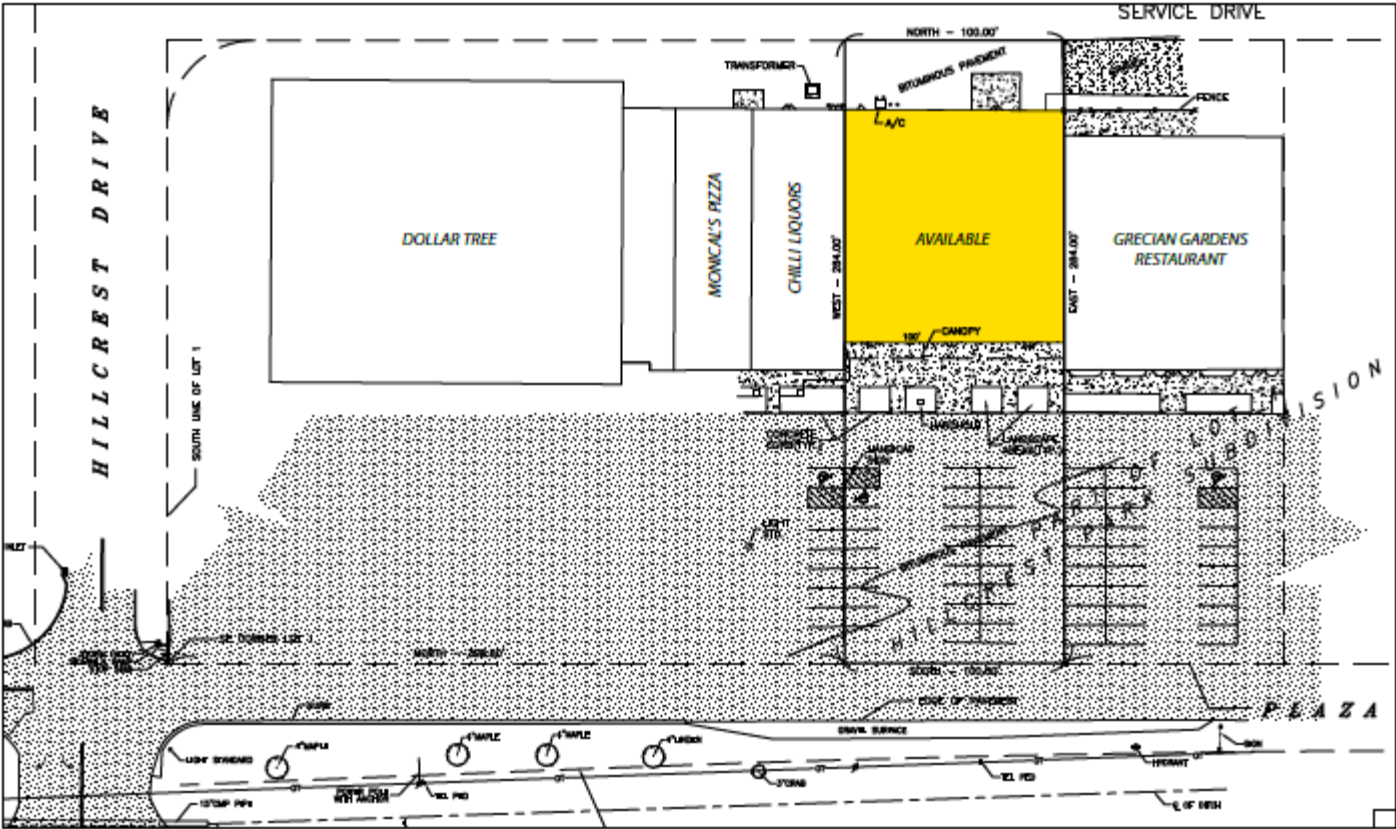
LOWER LEVEL



MAIN FLOOR



SITE PLAN



COMMERCIAL BUILDING

312 S PLAZA DR - CHILLICOTHE





Joseph & Camper
COMMERCIAL



PROPERTY DETAILS

PROPERTY TYPE	RETAIL/OFFICE
BUILDING SIZE	10,600 SF MAIN LEVEL 4,774 SF BASEMENT
LAND SIZE	0.65 ACRES
ZONING	C2
PARKING	26 CAR SPACES
YEAR BUILT	1970
REAL ESTATE TAXES (2022)	\$9,814.24
SALE PRICE	\$700,000
LEASE RATE	\$8.55 PSF
LEASE TYPE	NNN

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	2,929	10,742	37,106
 HOUSEHOLDS	1,393	4,951	15,753
 AVG. INCOME	\$58,802	\$69,876	\$100,891
 TRAFFIC COUNTS	15,700 CPD ON ROUTE 29		

Will Hayes

E-MAIL: Willhayes@josephcamper.com
CELL: 309-643-0717

Steve Reeves

E-MAIL: Stever Reeves@josephcamper.com
CELL: 309-550-0319

5001 N. University St., Peoria, IL | 309-691-5919
WWW.JOSEPHCAMPER.COM