

1421 W Washington Rd

WASHINGTON, IL 61571



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR LEASE | 1421 W WASHINGTON RD

ASKING RATE: \$1,500/Mo + Utilities



EXECUTIVE SUMMARY

Come and be a part of this brand new development in Washington anchored by the new Coppertop Room event space opening soon. This 800 SF office/retail suite is ready to be built out for the next tenant and would make an ideal financial advisors office, insurance agency, health and wellness provider, specialty retail storefront or one of many other uses with flexible C-2 zoning (Washington). Ample parking, handicapped accessible and signage available on Washington Road monument sign. Gross rent is \$1500/mo plus utilities.



800
AVAILABLE SF



OFFICE
RETAIL
RESTAURANT
PROPERTY TYPE



2026
YEAR BUILT



C-2
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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PROPERTY INFORMATION

ADDRESS	1421 W Washington Rd
CITY / STATE / ZIP	Washington, IL 61571
PARCEL ID(s)	02-02-22-204-042
PROPERTY TYPE	Office, Retail, Restaurant
ZONING	C-2
TOTAL LOT ACRES	1.00
TOTAL BLDG SF	4,500
AVAILABLE SF	800
YEAR BUILT	2026



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INTERIOR PICTURES



JUSTIN BALL
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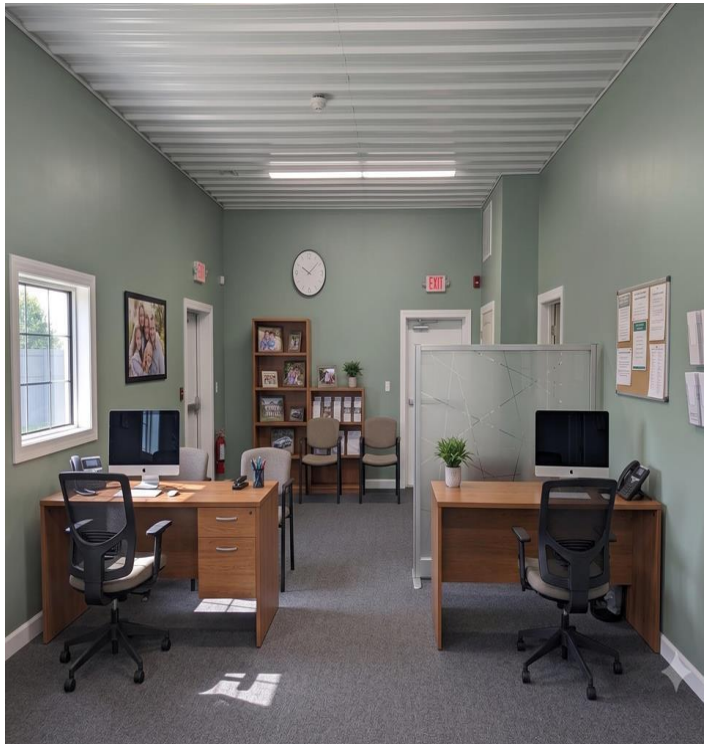
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VIRTURALLY STAGED AS POTENTIAL OFFICE/RETAIL USES



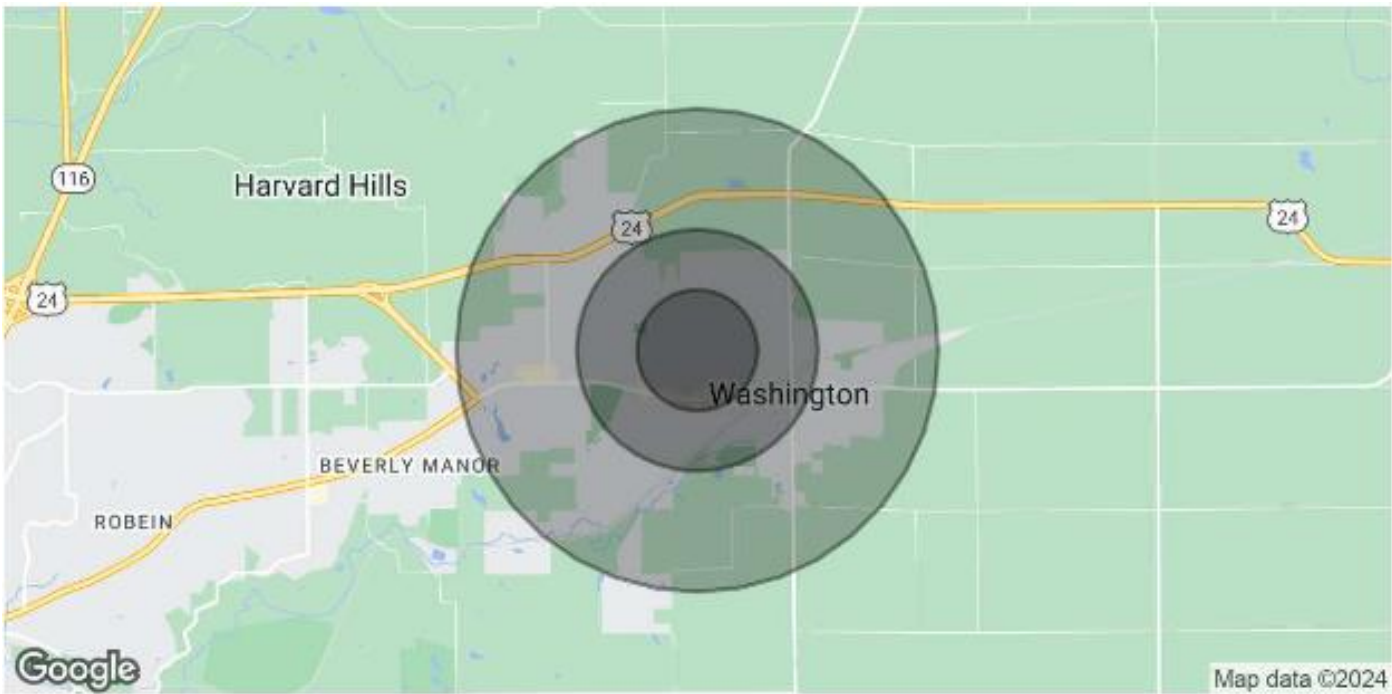
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WASHINGTON AREA DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	2,210	7,580	14,654
Average Age	38	39	40
Average Age (Male)	36	37	38
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	803	2,844	5,604
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$114,511	\$114,231	\$115,596
Average House Value	\$281,824	\$274,344	\$274,596

Demographics data derived from AlphaMap



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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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