

**1421** W Washington Rd

WASHINGTON, IL 61571



**RE/MAX**  
COMMERCIAL®  
TRADERS UNLIMITED

# FOR LEASE | 1421 W WASHINGTON RD

ASKING RATE: \$1,200/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). Gross rent is \$1200/mo plus utilities. Ample parking, handicapped accessible and signage available on Washington Road monument sign.



**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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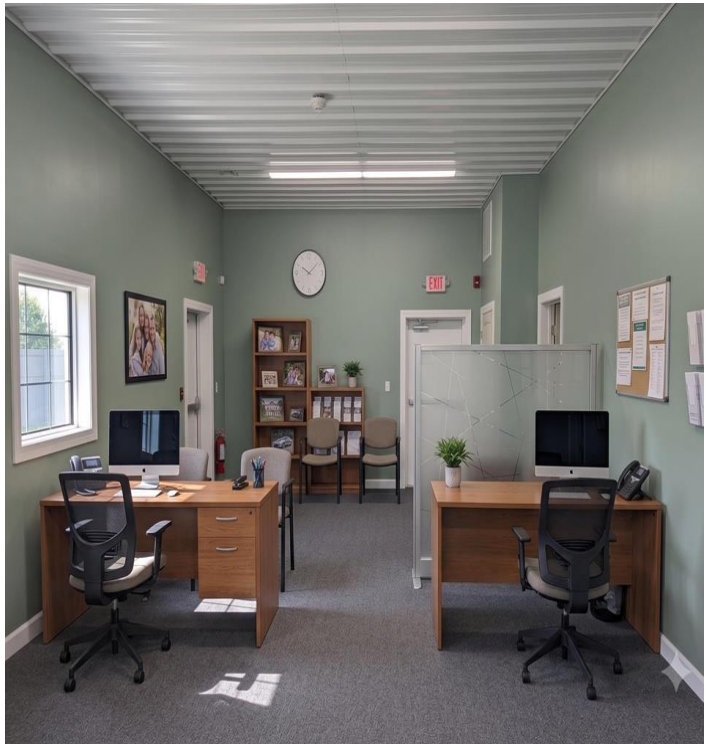
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**VIRTURALLY STAGED AS POTENTIAL OFFICE/RETAIL USES**



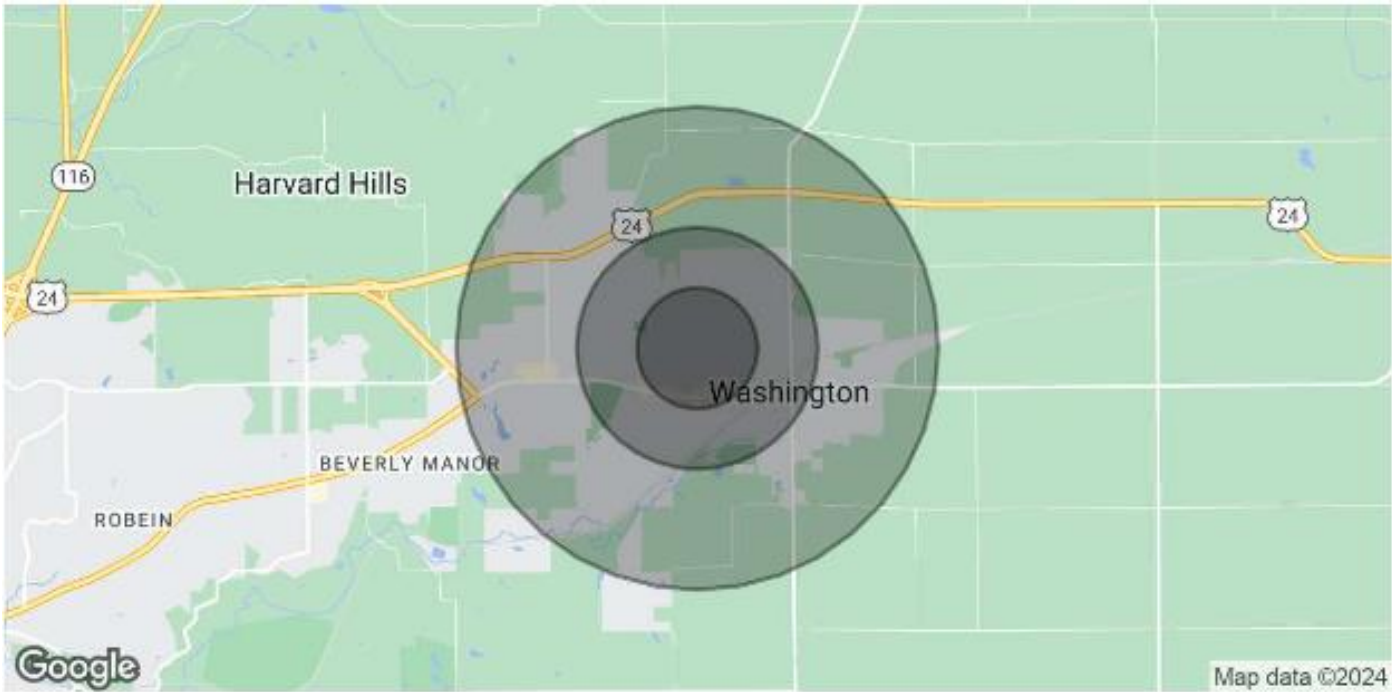
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WASHINGTON AREA DEMOGRAPHICS



| 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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