

**SALE**

# Freestanding Retail Building

**2051 N MAIN ST**

Canton, IL 61520

**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,800,000
<b>BUILDING SIZE:</b>	19,300 SF
<b>AVAILABLE SF:</b>	19,300 SF
<b>LOT SIZE:</b>	4.03 Acres
<b>PRICE / SF:</b>	\$93.26
<b>YEAR BUILT:</b>	1978
<b>ZONING:</b>	B-2
<b>APN:</b>	09-08-15-204-003

### PROPERTY OVERVIEW

This expansive commercial property is prominently located on North Main Street in Canton. The 19,300 sq. ft. building sits on 4 acres and is currently operating as a car dealership with an attached service department. The 2,500 sq. ft. showroom features multiple well-appointed offices and a dedicated parts department. The meticulously maintained 16,800 sq. ft. service shop offers numerous large overhead doors for easy access and efficient workflow. Positioned at a high-traffic intersection along North Main Street (State Highway 78), the property is surrounded by several businesses, providing excellent visibility and commercial synergy.

### PROPERTY HIGHLIGHTS

**HIGH TRAFFIC CORNER PROPERTY**

**SPACIOUS LOT/PARKING**

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## ADDITIONAL PHOTOS



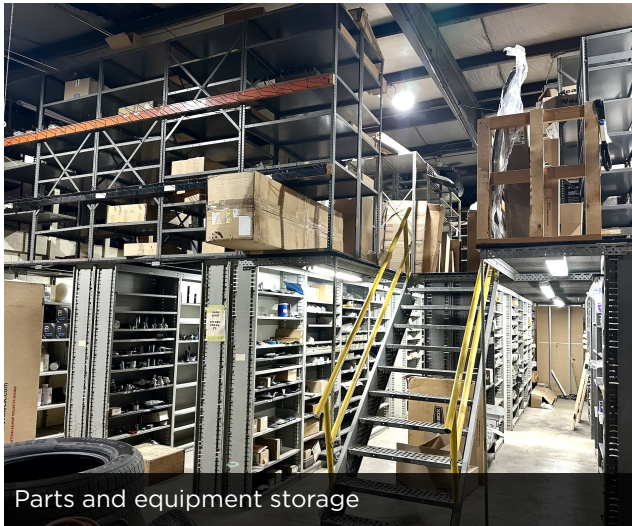
Beautiful showroom with lots of natural light



Employee breakroom or training area



13 work stalls and 9 lifts available for purchase



Parts and equipment storage



Numerous overhead doors



Corner property and close to Walmart in Canton

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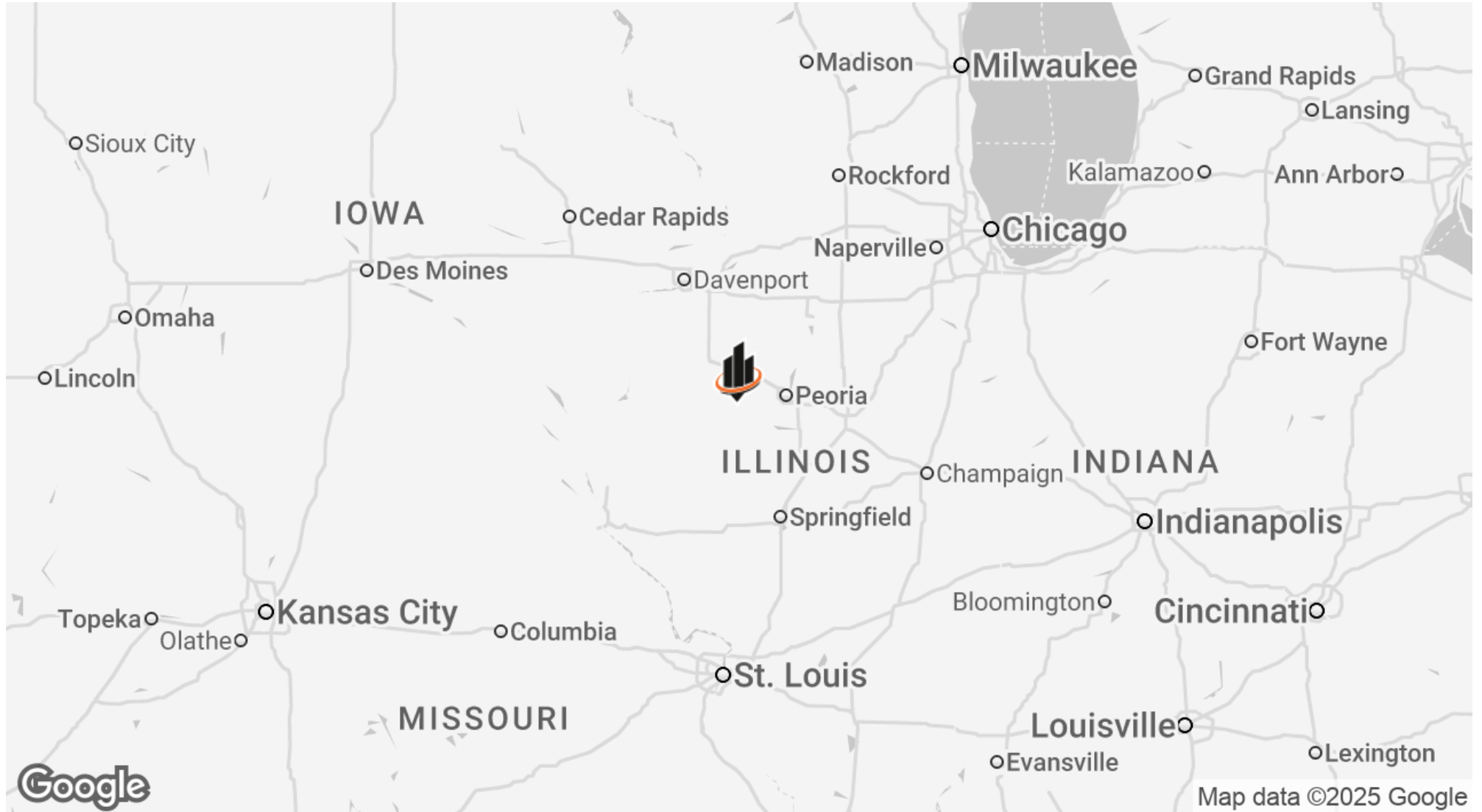
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# LOCATION MAP



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

**0.3 MILES 0.5 MILES 1 MILE**

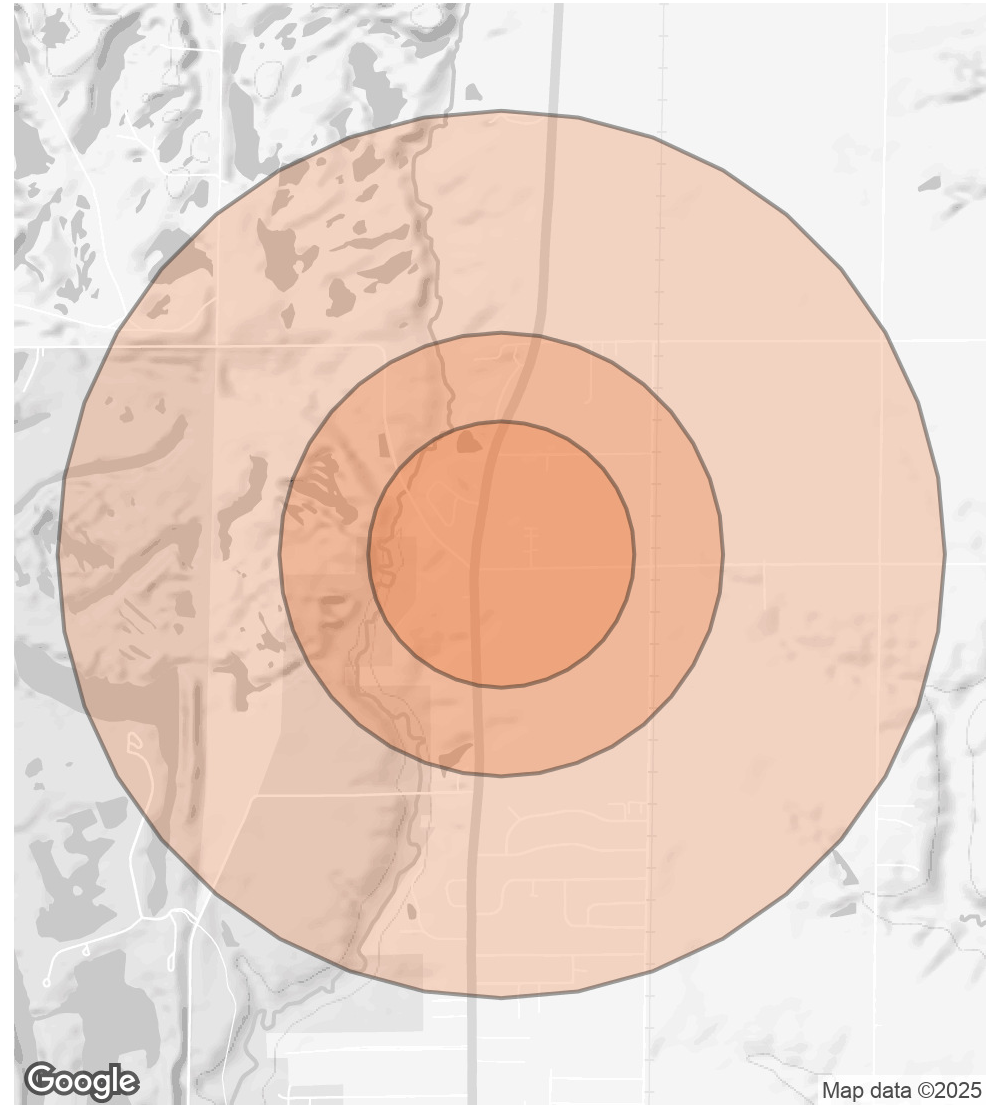
	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	166	269	974
<b>AVERAGE AGE</b>	49	49	49
<b>AVERAGE AGE (MALE)</b>	46	46	46
<b>AVERAGE AGE (FEMALE)</b>	51	51	51

## HOUSEHOLDS & INCOME

**0.3 MILES 0.5 MILES 1 MILE**

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	73	117	425
<b># OF PERSONS PER HH</b>	2.3	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$122,010	\$120,943	\$120,658
<b>AVERAGE HOUSE VALUE</b>	\$156,912	\$156,637	\$156,328

*Demographics data derived from AlphaMap*



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## BROKER INFORMATION



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