

FOR SALE

**VIEWEG**  
REAL ESTATE

## Central Illinois Medical Office Investment Opportunity

845 U.S. Highway 51, Forsyth, IL 62535



**AJ Speas**

Commercial Broker  
217.972.5877  
aj@viewegrealestate.com

**Tim Vieweg**

217.454.4037  
TimVieweg@ViewegRealEstate.com

**Vieweg Real Estate**

601 E William St.  
Decatur, IL 62523  
P: +1 217 450 8500  
viewegrealestate.com



**PROPERTY DESCRIPTION**

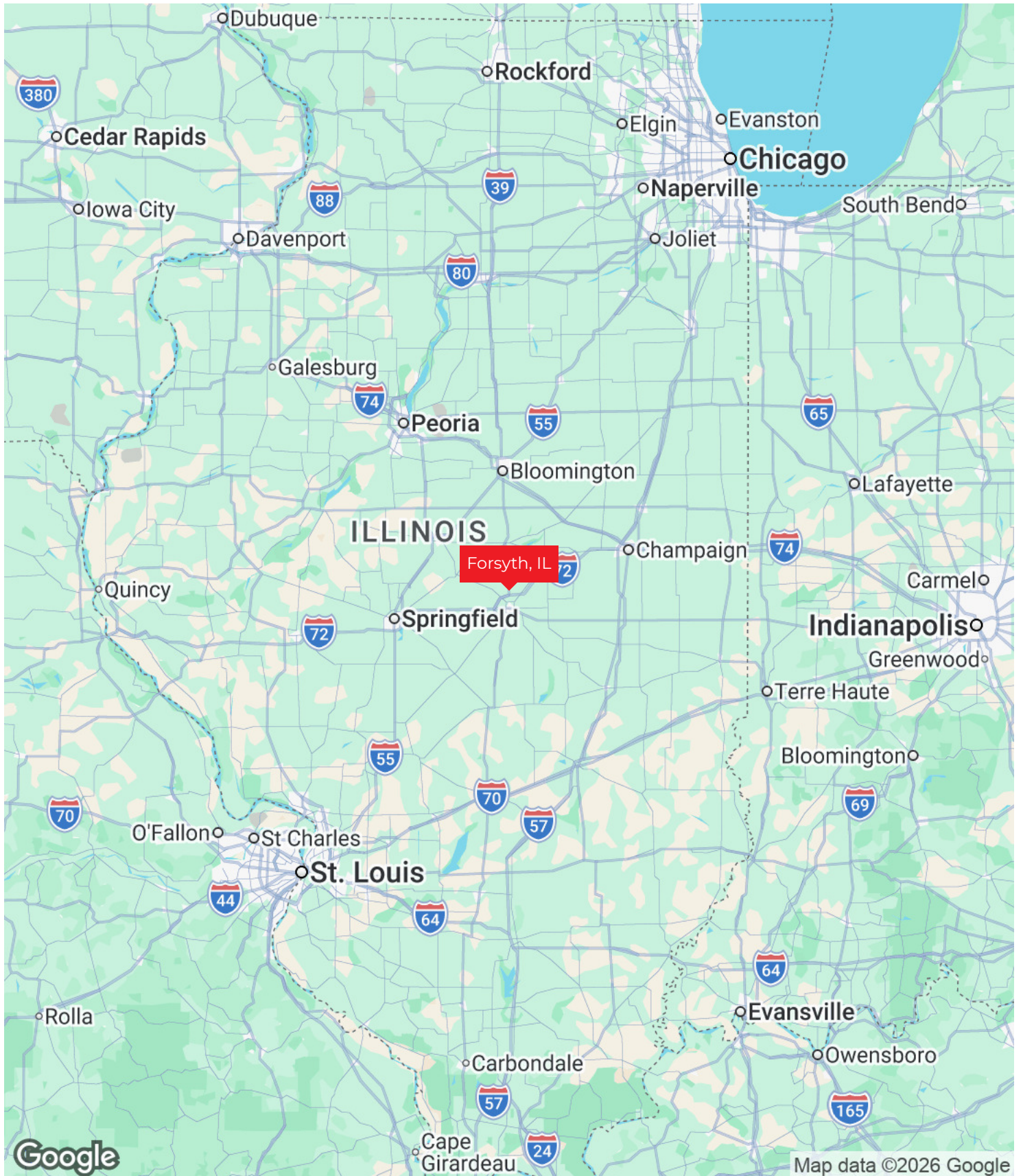
Medical Office Space Available for SALE : This 7200 square foot building is situated on a 1.28 acre parcel directly off of US Route 51 in Forsyth Illinois. The property is a dual tenant facility with a local Pharmacy as a current tenant, on a high visibility intersection with a traffic count of over 20,000 vehicles per day. The lot has a drive through for the pharmacy, and a parking lot with 75 spaces. The property is currently fully leased with leases that mature in 2027 with options to extend. Great investment opportunity in a high traffic location and credited tenants.

**PROPERTY HIGHLIGHTS**

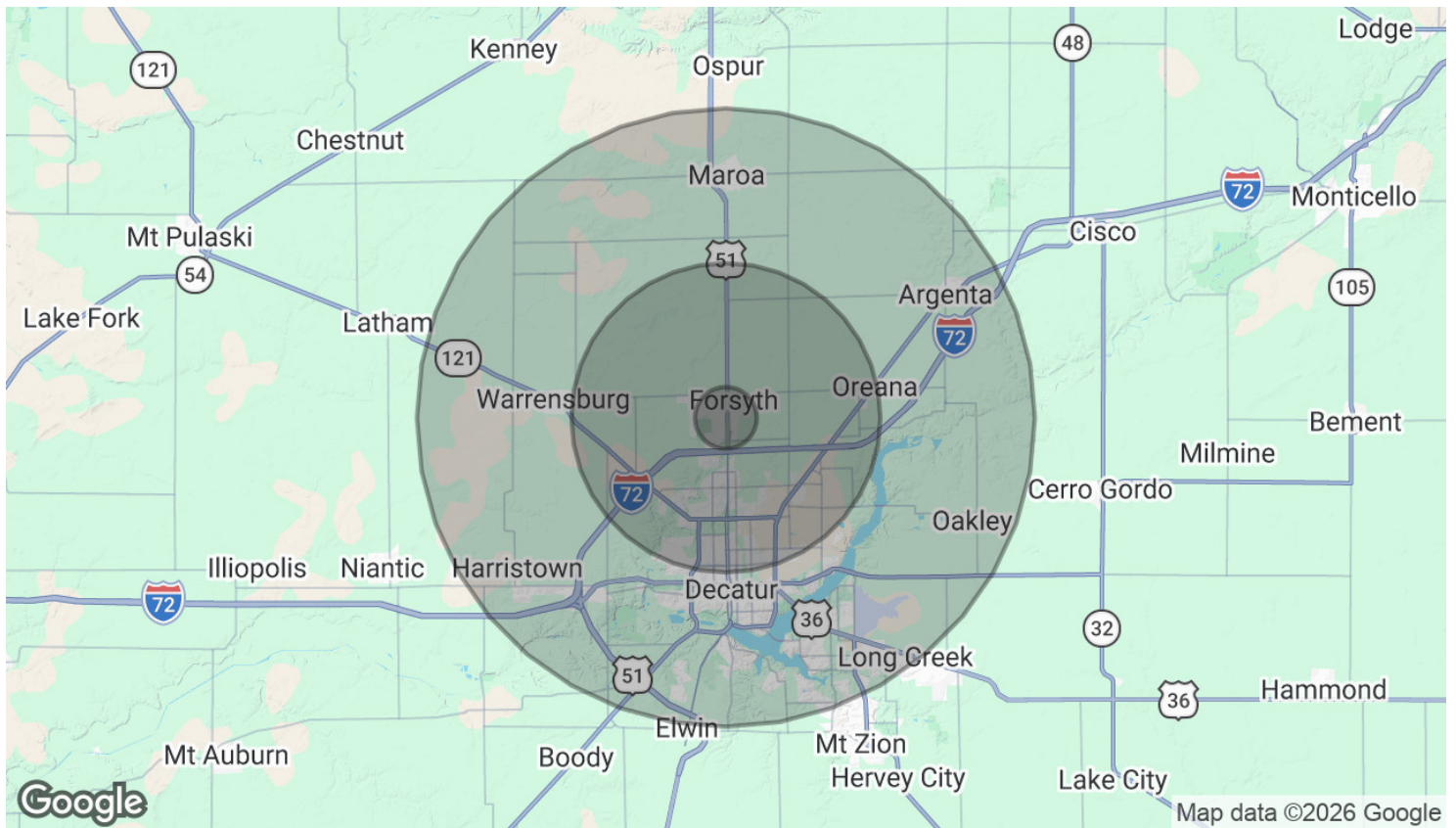
**OFFERING SUMMARY**

Sale Price:	\$1,499,000
Number of Units:	2
Lot Size:	1.28 Acres
Building Size:	7,200 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,061	16,284	36,876
Total Population	2,630	37,025	84,566
Average HH Income	\$133,462	\$71,502	\$72,813



SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
A	OSF	3,600 SF	50%	\$18.00	\$64,800	11/30/2027
B	Dales Southlake Pharmacy	3,600 SF	50%	\$15.90	\$57,240	3/31/2027
<b>TOTALS</b>		<b>7,200 SF</b>	<b>100%</b>	<b>\$33.90</b>	<b>\$122,040</b>	
<b>AVERAGES</b>		<b>3,600 SF</b>	<b>50%</b>	<b>\$16.95</b>	<b>\$61,020</b>	



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,630	37,025	84,566
Average Age	44	41	42
Average Age (Male)	42	40	40
Average Age (Female)	45	43	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,061	16,284	36,876
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$133,462	\$71,502	\$72,813
Average House Value	\$268,146	\$128,267	\$134,977

Demographics data derived from AlphaMap