

# FOR LEASE

106 SW ARCH ST

Atlanta, IL 61723

**PRESENTED BY:**

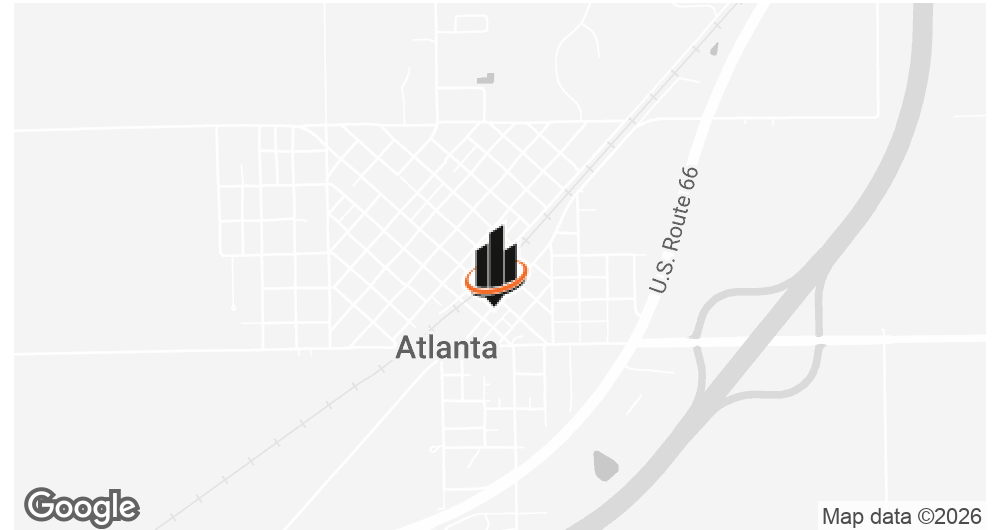
**TOM DIBBLE**

Phone: 309.242.8502

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$575/mo
<b>BUILDING SIZE:</b>	6,960
<b>AVAILABLE SF:</b>	688
<b>LOT SIZE:</b>	4,710 SF
<b>APN:</b>	05-343-006-00

### PROPERTY OVERVIEW

This well-configured small office unit offers a practical and flexible layout within a charming multi-tenant building. The space features a street-facing front office with excellent natural light and visibility, a central office or storage area, and a larger private office in the rear, ideal for focused work, meetings, or expanded operations. The layout is efficient and functional, making it a strong fit for professional services, small businesses, or owner-users seeking an affordable office presence.

### PROPERTY HIGHLIGHTS

- Great Location
- Flexible Layout
- Street Facing Front Office

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**ADDITIONAL PHOTOS**



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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

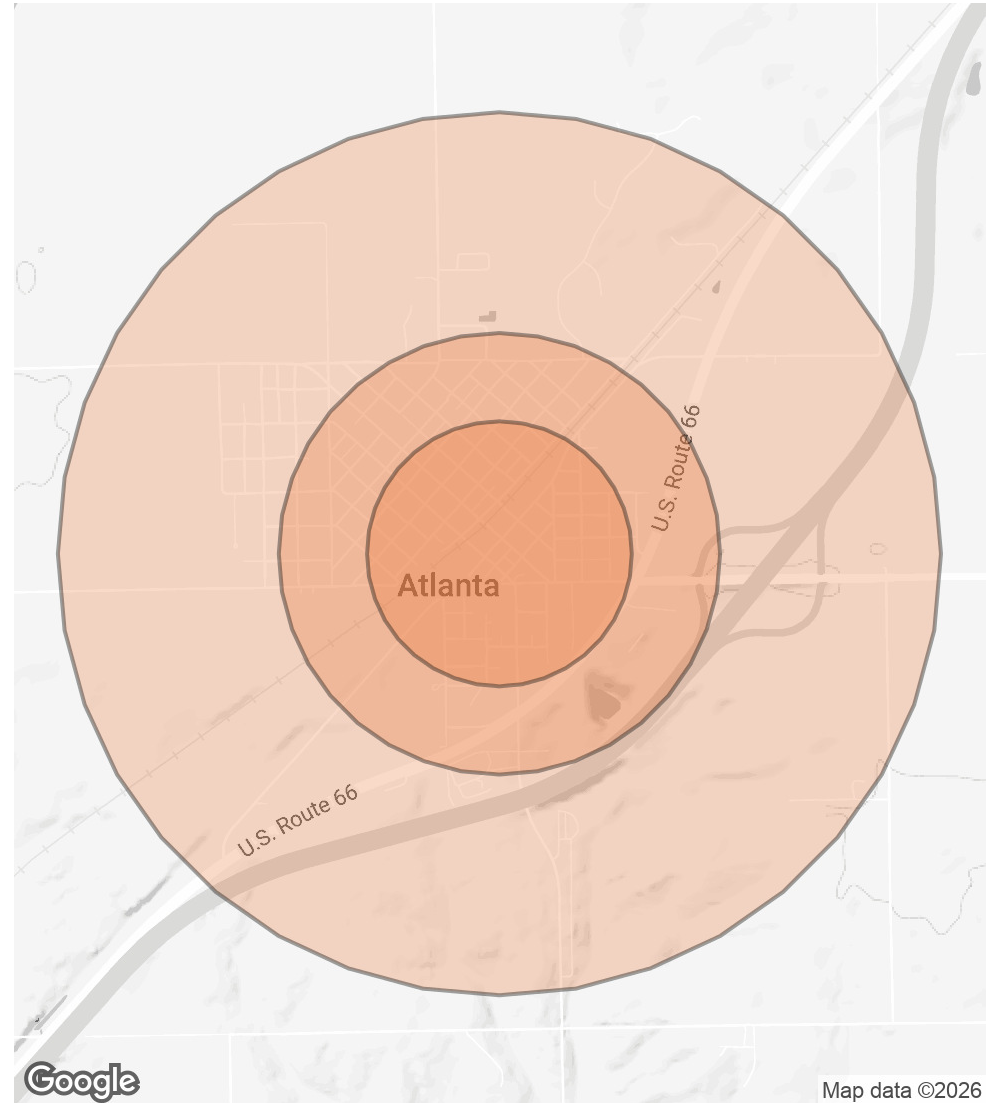
	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	674	1,235	1,651
<b>AVERAGE AGE</b>	40	40	40
<b>AVERAGE AGE (MALE)</b>	40	40	40
<b>AVERAGE AGE (FEMALE)</b>	41	41	41

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	283	516	684
<b># OF PERSONS PER HH</b>	2.4	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$78,582	\$80,298	\$82,081
<b>AVERAGE HOUSE VALUE</b>	\$150,193	\$150,756	\$152,271

2020 American Community Survey (ACS)



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# About SVN

SVN® is the world's leading commercial real estate franchise and the only **Employee-Owned Public Benefit Corporation** in the industry. SVN's growing network includes over 2,000 Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

**This is the SVN Difference**

## ADVISOR BIO 1



### TOM DIBBLE

Associate Advisor

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Direct: **309.242.8502**

### PROFESSIONAL BACKGROUND

I've been in real estate since 2009, helping people buy, sell, and lease property. I like keeping things simple, honest, and low-stress for my clients. When you work with me, you're getting someone who knows the market, but also someone who actually listens and makes the process easier (and maybe even a little fun).

Over the years, I've built strong relationships with local vendors, inspectors, lenders, and contractors — so when you need a solution, I will have someone you can trust. I believe good communication is everything, and I'm not here to pressure you — I'm here to guide you, advocate for you, and help you make smart, confident decisions. Whether it's your first home, your next investment, or a commercial space for your business, I've got your back!

#### SVN | Core 3

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