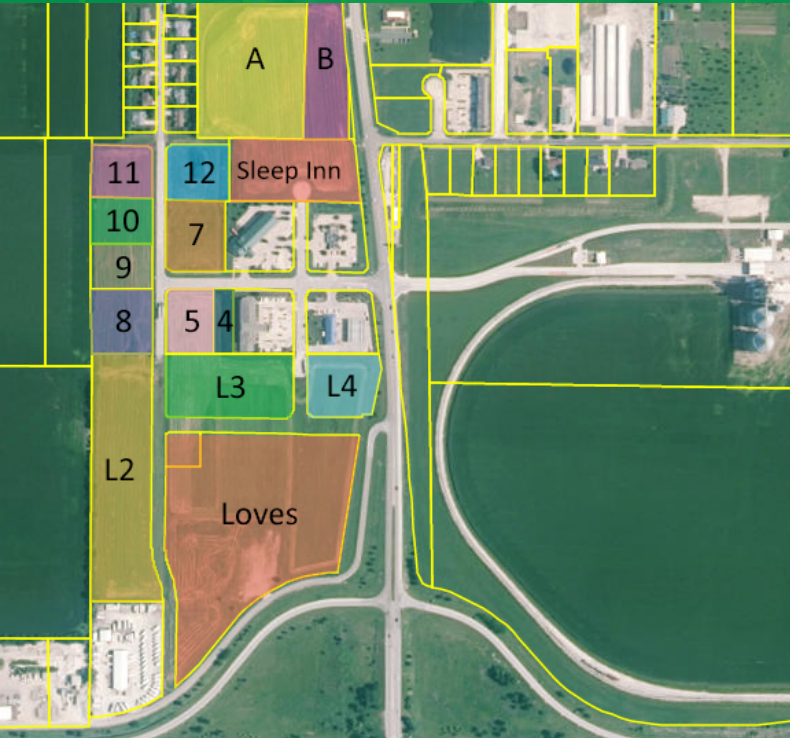


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MAIN PLACE
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OFFERING SUMMARY

Sale Price: See Pg. 5

Lot Size: Acreage Varies

Price / Acre:

PROPERTY OVERVIEW

Commercial lots available, now's the perfect opportunity to join Love's Travel Stop with IHOP. Immediately north of Love's Addition is a Holiday Inn Express, Comfort Inn and Quik-N-Ez within Village Acres subdivision. Plans have been approved for a 65 room Sleep Inn on a lot adjacent to Village Acres. Across Illinois Route 267 is a Baymont Inn and Bartlett Grain. Add these to the local residents and the traffic created by Lenz Field & Sports Complex, and Illinois College and these lots are ready to help create a travel oasis.

Love's Addition is a commercial subdivision located along IL Route 267 just just off of Interstate 72 (Exit 64). Village Acres commercial subdivision is located immediately north of Love's Addition. For



Chris Harrison

Broker, MBA, CCIM
217.422.3335
chris@mainplace.us



Zane Peterson

Managing Broker, CCIM
217.422.3335
zane@mainplace.us

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Google

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Chris Harrison
Broker, MBA, CCIM
217.422.3335
chris@mainplace.us

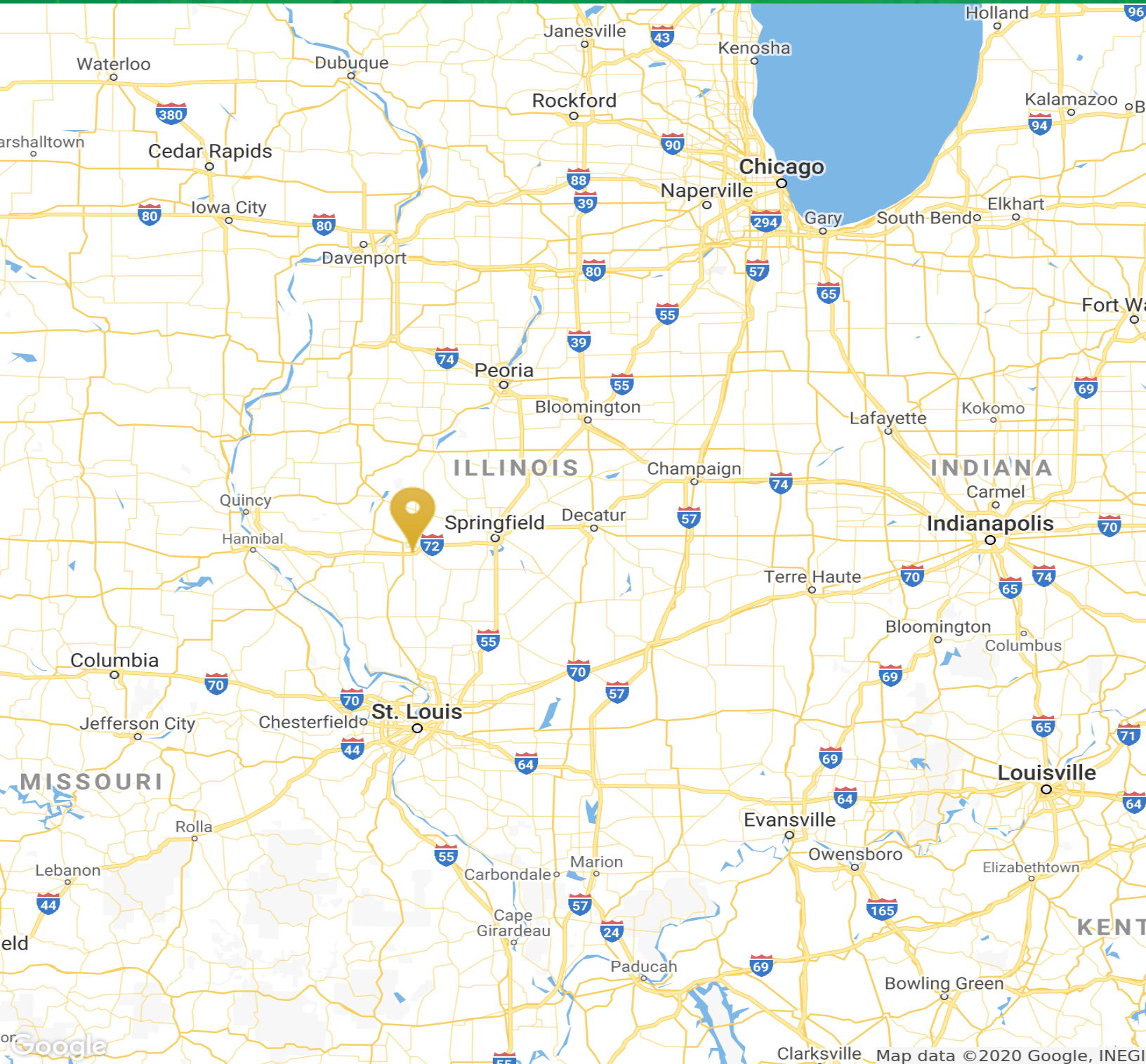


Zane Peterson
Managing Broker, CCIM
217.422.3335
zane@mainplace.us

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Chris Harrison

Broker, MBA, CCIM
217.422.3335
chris@mainplace.us



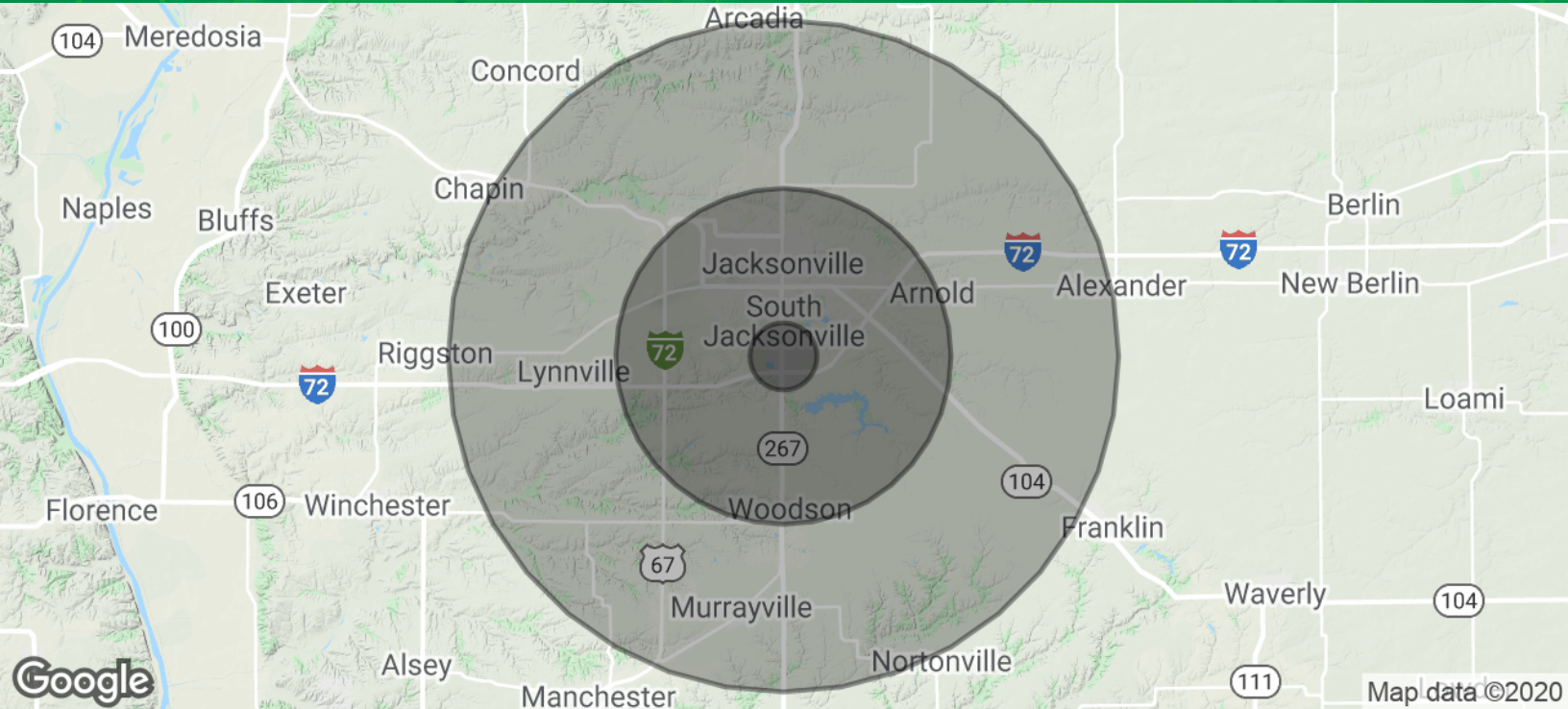
Zane Peterson

Managing Broker, CCIM
217.422.3335
zane@mainplace.us

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,744	32,330	36,777
Average Age	40.4	36.9	37.7
Average Age (Male)	38.9	35.1	36.0
Average Age (Female)	44.7	38.8	39.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	633	12,330	14,126
# Of Persons Per HH	2.8	2.6	2.6
Average HH Income	\$55,756	\$55,541	\$56,004
Average House Value	\$133,649	\$135,593	\$136,296

* Demographic data derived from 2010 US Census



Chris Harrison

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217.422.3335
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Lot	Size (Acres)	Address	Price
A	7.05		\$ 767,745.00
B	2.83		\$ 369,824.00
L2	6.83		\$ 595,029.00
L3	3.6		\$ 627,263.00
L4	1.93		\$ 420,353.00
4	0.54		\$ 94,089.00
5	1.32	205 Comfort Drive	\$ 229,996.00
7	1.96	202 Comfort Drive	\$ 341,510.00
8	1.7	2501 Magnolia Drive	\$ 296,208.00
9	1.24	2405 Magnolia Drive	\$ 216,057.00
10	1.24	2403 Magnolia Drive	\$ 189,050.00
11	1.43	2401 Magnolia Drive	\$ 185,565.00
12	1.55	2400 Magnolia Drive	\$ 202,554.00



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OF LOTS 11 | TOTAL LOT SIZE 0.54 - 7.05 ACRES | TOTAL LOT PRICE N/A | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	DIMENSIONS
Available	5	205 Comfort Drive	13-05-201-005	Other	1.32 Acres	N/A	
Available	7	202 Comfort Drive	13-05-201-014	Other	1.96 Acres	N/A	
Available	8	2501 Magnolia Drive	13-05-201-008	Other	1.7 Acres	N/A	
Available	9	2405 Magnolia Drive	13-05-201-009	Other	1.24 Acres	N/A	
Available	10	2403 Magnolia Drive	13-05-201-010	Other	1.24 Acres	N/A	
Available	11	2401 Magnolia Drive	03-05-201-011	Other	1.42 Acres	N/A	
Available	12	2400 Magnolia Drive	13-05-201-012	Other	1.55 Acres	N/A	
Available	L2		13-05-202-002	Other	6.83 Acres	N/A	
Available	L3		13-05-202-003	Other	3.6 Acres	N/A	
Available	4			Other	0.54 Acres	N/A	
Available	A			Other	7.05 Acres	N/A	
Available	B			Other	2.83 Acres	N/A	



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217.422.3335
zane@mainplace.us