

**122 N Main Street**

WASHINGTON, IL 61571



**RE/MAX**  
COMMERCIAL<sup>®</sup>  
TRADERS UNLIMITED

# FOR SALE | 122 N Main Street

ASKING PRICE: \$320,000



## EXECUTIVE SUMMARY

Updated, prime retail/office space just one block north of the Washington Downtown Square. This property is available for sale or lease for your business to join the busy Downtown Square community. The facade was recently updated and is being repainted (June 2026, cover photo is a rendering of the painted facade) - it has beautiful brick, new doors and windows. There is free city parking in the adjacent lot. This building was formerly a Bowling Alley and then a retail store and still has the vintage alley floor. The building also has new restrooms, HVAC, a full basement, and 200 amp electrical service. Lease rate is \$13.50/SF (gross plus utilities) and the property is for sale at \$320,000.



**4,080**  
TOTAL SF



**OFFICE  
RETAIL**  
PROPERTY TYPE



**2026**  
UPDATED



**C-2**  
ZONING

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- Property Photos & Videos
- Floorplans
- County Records



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ASKING RATE: \$13.50/SF + Utilities



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# FOR SALE AND LEASE | 122 N Main St

## PROPERTY INFORMATION

ADDRESS	122 N Main St
CITY / STATE / ZIP	Washington, IL 61571
PARCEL ID(s)	02-02-23-207-016
PROPERTY TYPE	Office, Retail
ZONING	C-2
TOTAL LOT ACRES	0.08



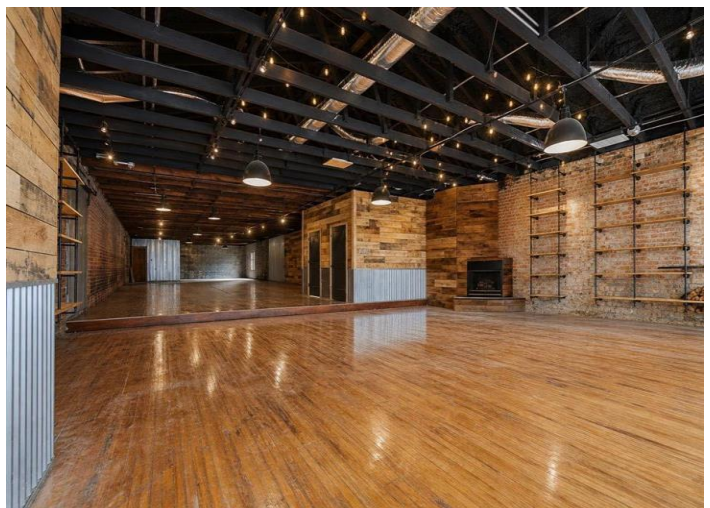
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INTERIOR PICTURES



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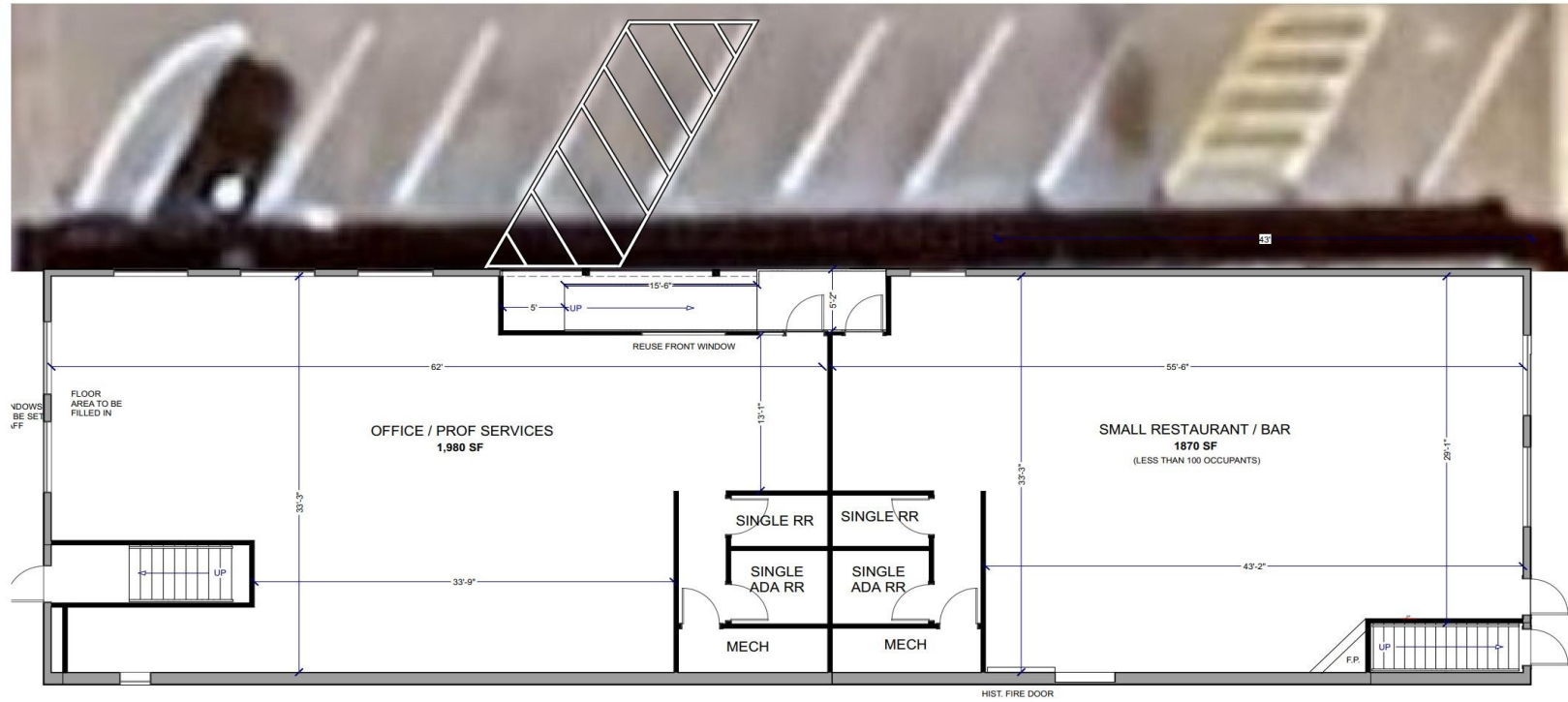
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## POTENTIAL FLOORPLANS



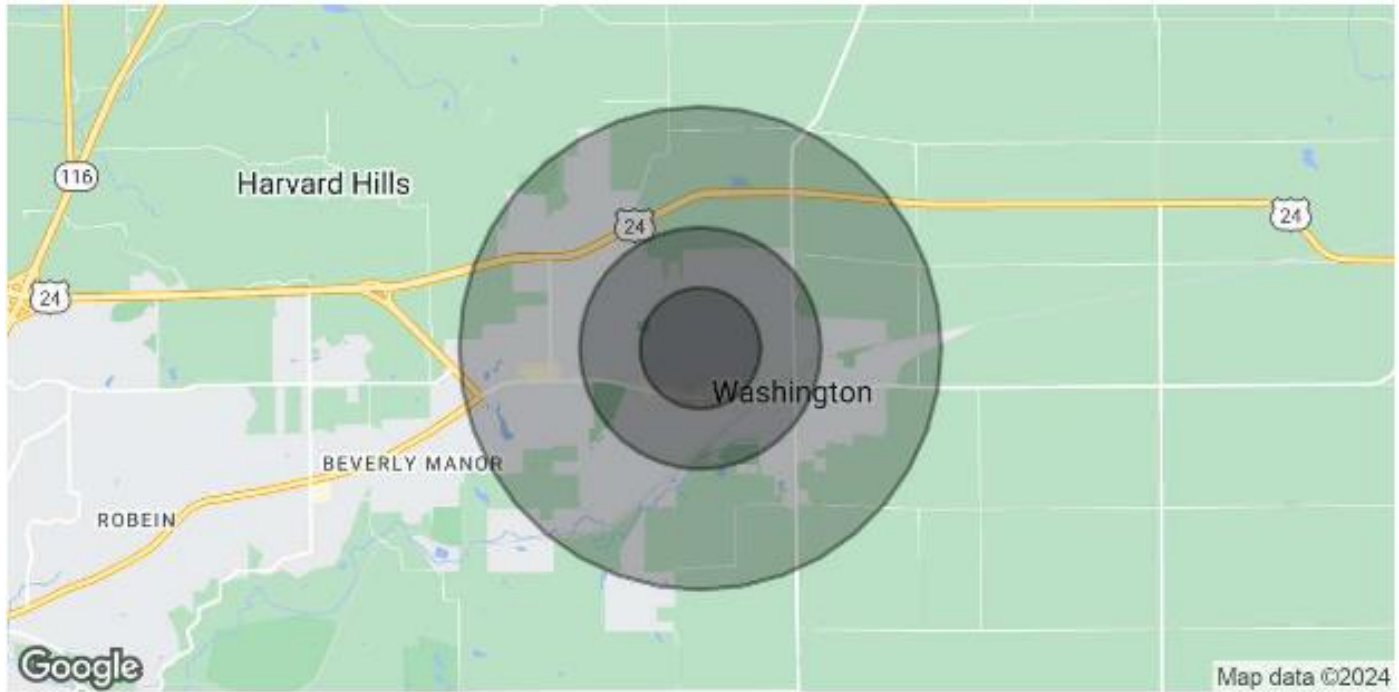
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## WASHINGTON AREA DEMOGRAPHICS



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>2 MILES</b>
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

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>2 MILES</b>
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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Each office is independently owned and operated.  
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