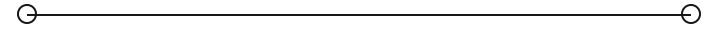


SALE

121-127 S Center St

121-127 S CENTER ST

Clinton, IL 61727



PRESENTED BY:

CARRIE TINUCCI-TROLL, CCIM

Phone: 309.590.7900 x383

carrie.troll@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$215,000
BUILDING SIZE:	3,794 SF
PRICE / SF:	\$56.67
YEAR BUILT:	1856
ZONING:	C-1
APN:	07-34-213-009

PROPERTY HIGHLIGHTS

- This beautifully maintained property is filled with timeless character, soaring ceilings, and original architectural details, including a historic vault.
- Spacious main-level layout featuring an open floor plan, private office/conference room, administrative workspace, meeting area, and ample storage
- Second floor offers the potential for additional rental income or a live/work arrangement
- Extensive renovations in the late 1990s plus roof and gutters replaced in 2021
- Property is being offered in as-is condition

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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

Step back in time while investing in the future at 121-127 S. Center Street in Clinton. Rich in history and timeless character, this remarkable property was constructed in 1856 and holds the distinction of being Clinton's first brick office building. Beautifully maintained over the years, it showcases the craftsmanship and charm of its era while offering the functionality today's businesses need.

The main level welcomes you with soaring ceilings that create an impressive sense of openness and grandeur. One side of the building features a spacious open floor plan, ideal for workstations, cubicles, reception area, or a collaborative office environment. The opposite side offers a private office or conference room, additional administrative nook, and a restroom, providing flexibility for a variety of business operations. One of the property's most memorable features is the original historic vault, a true conversation piece that serves as a reminder of the building's storied past while offering practical storage space.

The partially finished basement expands the usable square footage with a meeting room, break area, second restroom, and abundant storage. Upstairs, you'll find an exciting value-add opportunity with the potential to create two one-bedroom apartments, offering future rental income or the flexibility for live/work use.

From its historic architecture to its thoughtful upkeep, pride of ownership is evident throughout every corner of this exceptional property. Whether you're searching for a distinctive office headquarters, an investment with income potential, or simply appreciate the beauty and significance of historic buildings, this one-of-a-kind Clinton landmark is an opportunity you won't want to miss.

LOCATION DESCRIPTION

The property is located just south of the downtown Clinton square on Center Street

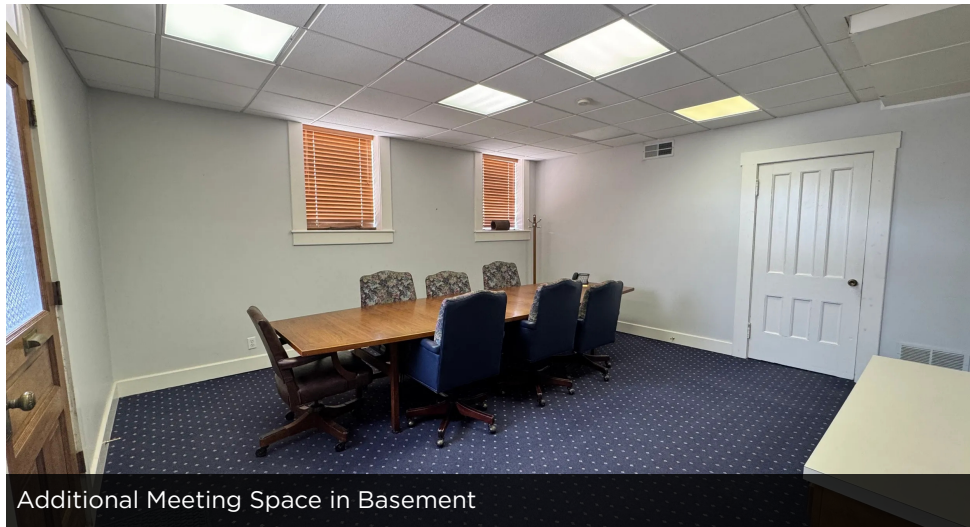
INTERIOR PHOTOS - OFFICE SUITE



Open Floor Plan



Private Office or Meeting Space



Additional Meeting Space in Basement



Administrative Nook

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SVN | CORE 3 4

INTERIOR PHOTOS - UPSTAIRS



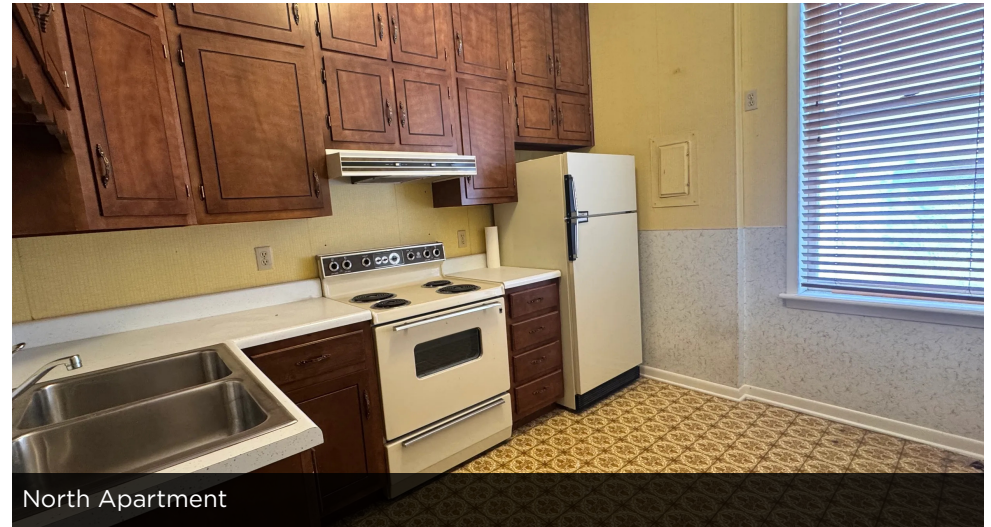
South Apartment



South Apartment



North Apartment



North Apartment

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SVN | CORE 3 5

LOCATION MAP



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SVN | CORE 3 6

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

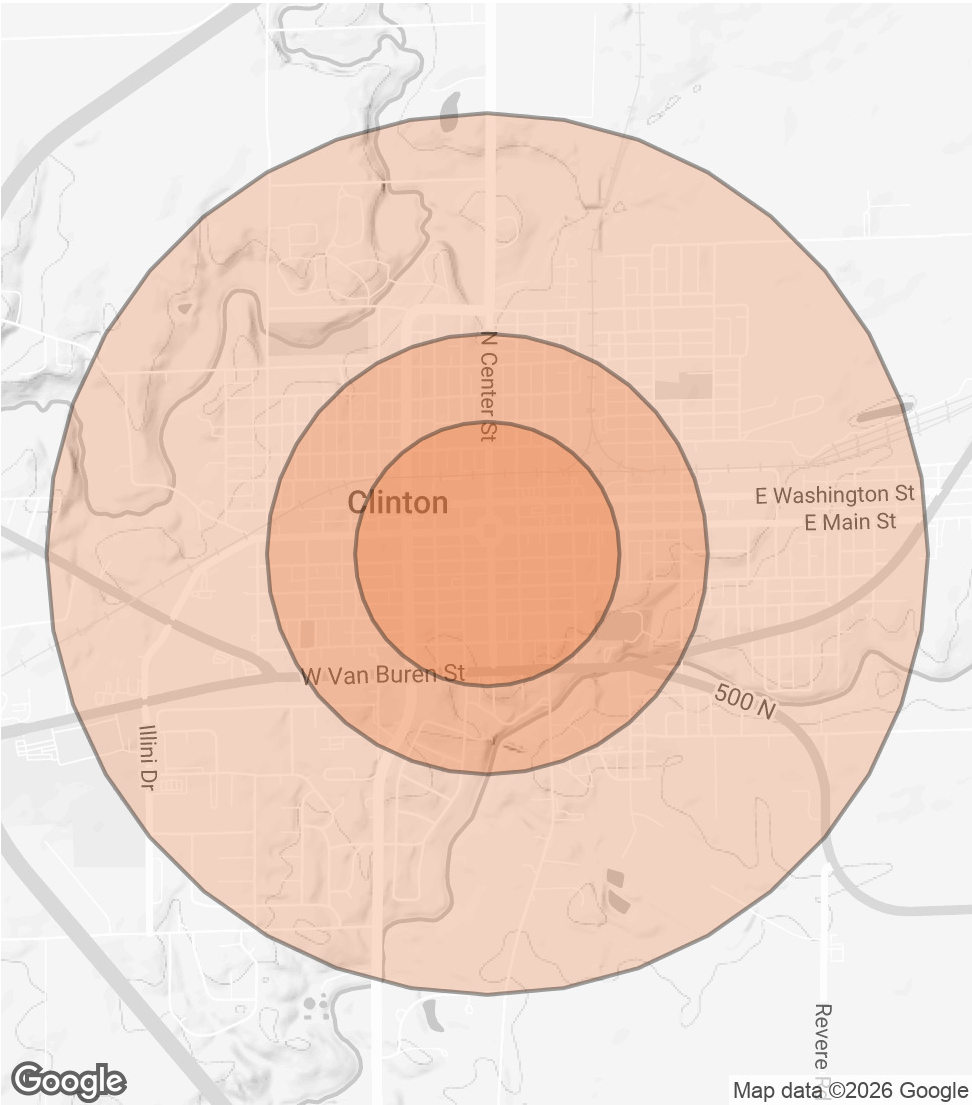
TOTAL POPULATION	1,146	2,879	6,274
AVERAGE AGE	42	41	41
AVERAGE AGE (MALE)	39	40	40
AVERAGE AGE (FEMALE)	44	43	43

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	525	1,281	2,781
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$66,795	\$72,192	\$77,255
AVERAGE HOUSE VALUE	\$126,788	\$122,537	\$127,273

2020 American Community Survey (ACS)



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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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ADVISOR BIO



CARRIE TINUCCI-TROLL, CCIM

Advisor

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PROFESSIONAL BACKGROUND

Carrie Tinucci-Troll serves as an Advisor for SVN | Core 3 in Bloomington, IL. She works with business owners and investors in selling, purchasing, and leasing commercial property in the Central Illinois market.

Carrie’s past work experience includes over 12 years in the education field, teaching Spanish at the elementary level. With her strong educational background, Carrie can apply many of the skills she used in the classroom to the real estate world. She is organized, friendly, hard-working, and determined to meet her client’s needs.

After obtaining her real estate license in the spring of 2015, Carrie took an interest in the residential world, working with buyers and sellers. After transitioning to the commercial real estate field upon joining SVN Core 3 in the summer of 2020, Carrie now specializes in office and multifamily sales, leasing, and tenant representation.

Carrie is a member of the Mid Illinois Realtors Association, serving on multiple committees, as well as their Board of Directors. She also volunteers regularly with her local Kiwanis chapter, serving as the club’s President. Carrie is also involved with Child Protection Network, where she serves as a Board Member. Carrie completed her CCIM designation October 2025 and was also a recipient of the Crexi Platinum Broker Award in 2022.

MEMBERSHIPS

- Mid Illinois Realtors Association
- National Association of Realtors
- Kiwanis International
- Certified Commercial Investment Member (CCIM) Institute

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