



APPROXIMATELY .55 - .60 ACRES PRIME DEVELOPMENT LAND
CORNER of N. CENTER ST. & E. MAIN ST., MARYVILLE, IL 62062

AVAILABLE FOR SALE



Law
Offices

Medical
Offices



SUBJECT
PROPERTY

17,000 VPD

East Main Street 3,400 VPD



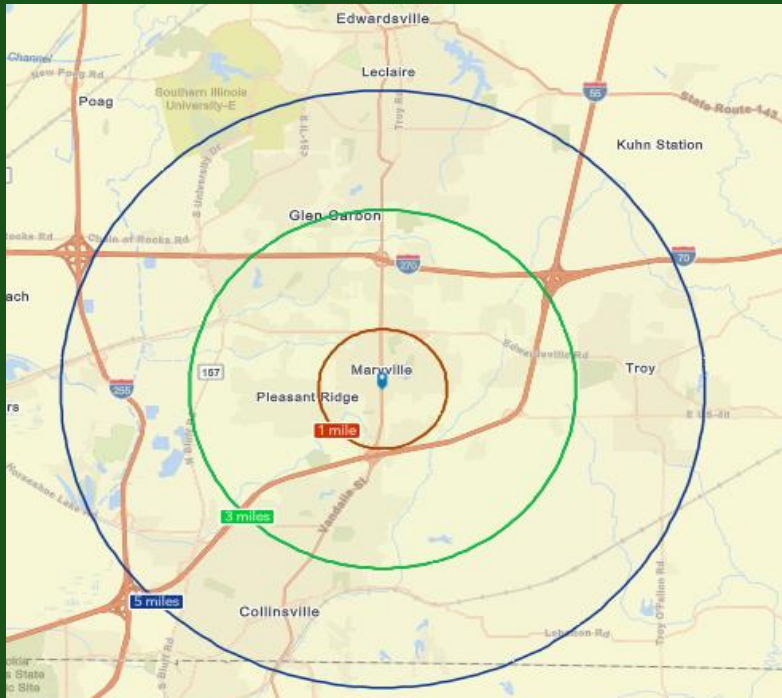
East Main Street

North Center Street

Medical
Offices



Opening
Soon



DEMOGRAPHIC PROFILE	1 MILES	3 MILES	5 MILES
POPULATION	4,289	21,432	47,185
HOUSEHOLDS	1,767	8,548	18,687
MEDIAN AGE	41.1	40.0	35.5
MEDIAN HH INCOME	\$87,315	\$78,587	\$77,791
AVG HH INCOME	\$115,911	\$113,086	\$110,746

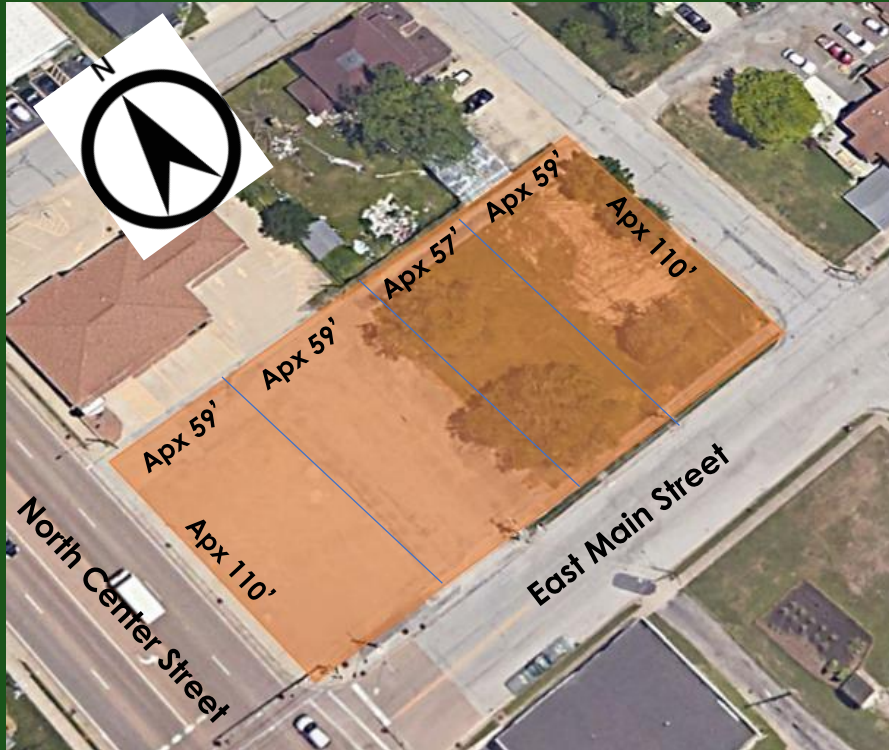


PROPERTY INFORMATION

PRIME DEVELOPMENT LAND AVAILABLE FOR SALE
CORNER OF NORTH CENTER STREET AND EAST MAIN STREET

SALE PRICE: \$390,000

- LOT SIZE APPROXIMATELY .55 - .60 ACRES
- LEVEL BUILDING SITE
- PUBLIC UTILITIES
- POTENTIAL USES: OFFICE, MEDICAL, RETAIL
- FRONTAGE: APPROX. 110' ON NORTH CENTER STREET
234' ON EAST MAIN STREET
- SETBACK REQUIRMENTS: 20' FRONT
20' SOUTH SIDE
20' REAR
0' NORTH SIDE
- COUNTY: MADISON
- CURRENTLY ZONED B-1 COMMUNITY BUSINESS
- TRAFFIC COUNT: 17,000 ON NORTH CENTER STREET
3,400 ON EAST MAIN STREET



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