

122 N Main Street

WASHINGTON, IL 61571



RE/MAX
COMMERCIAL®
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 the brick repainted with 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 a new restroom, 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

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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ASKING RATE: \$13.50/SF + Utilities



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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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EXTERIOR PICTURES



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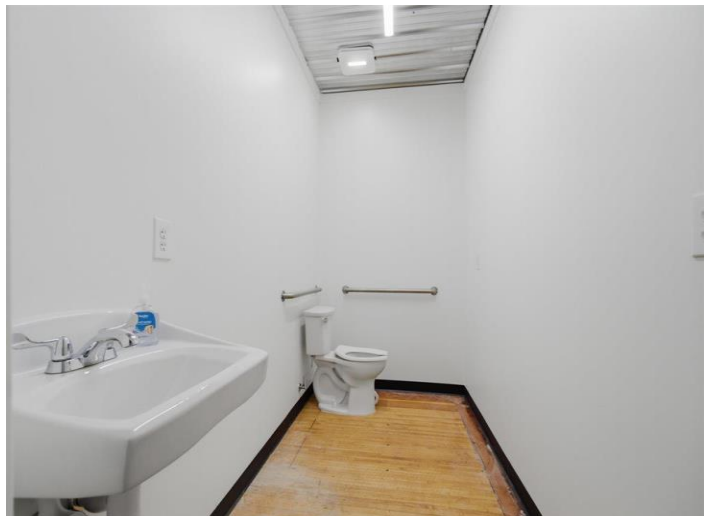
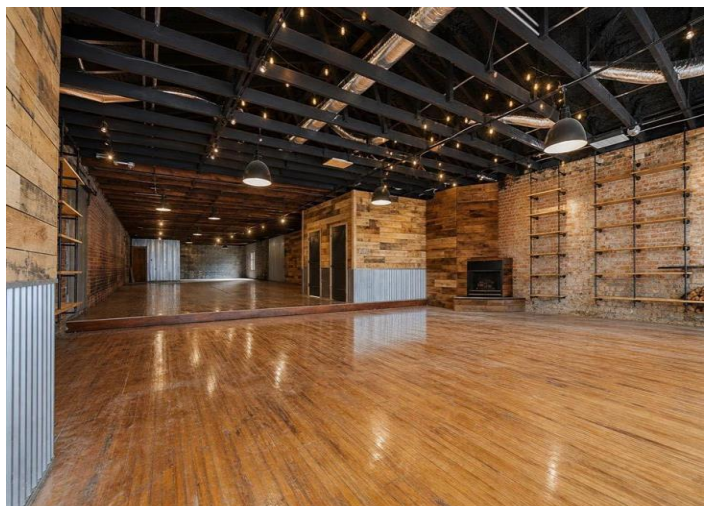
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INTERIOR PICTURES



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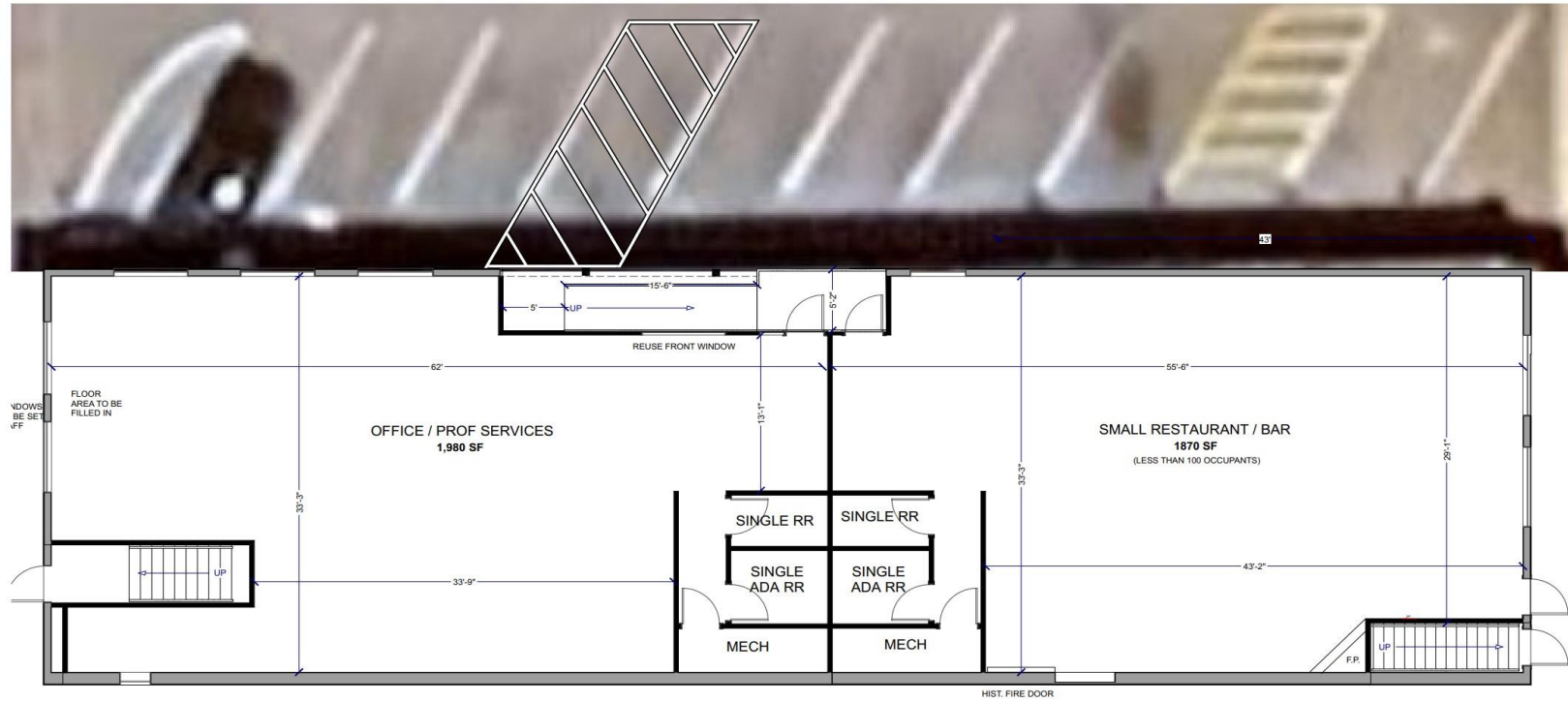
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POTENTIAL FLOORPLANS



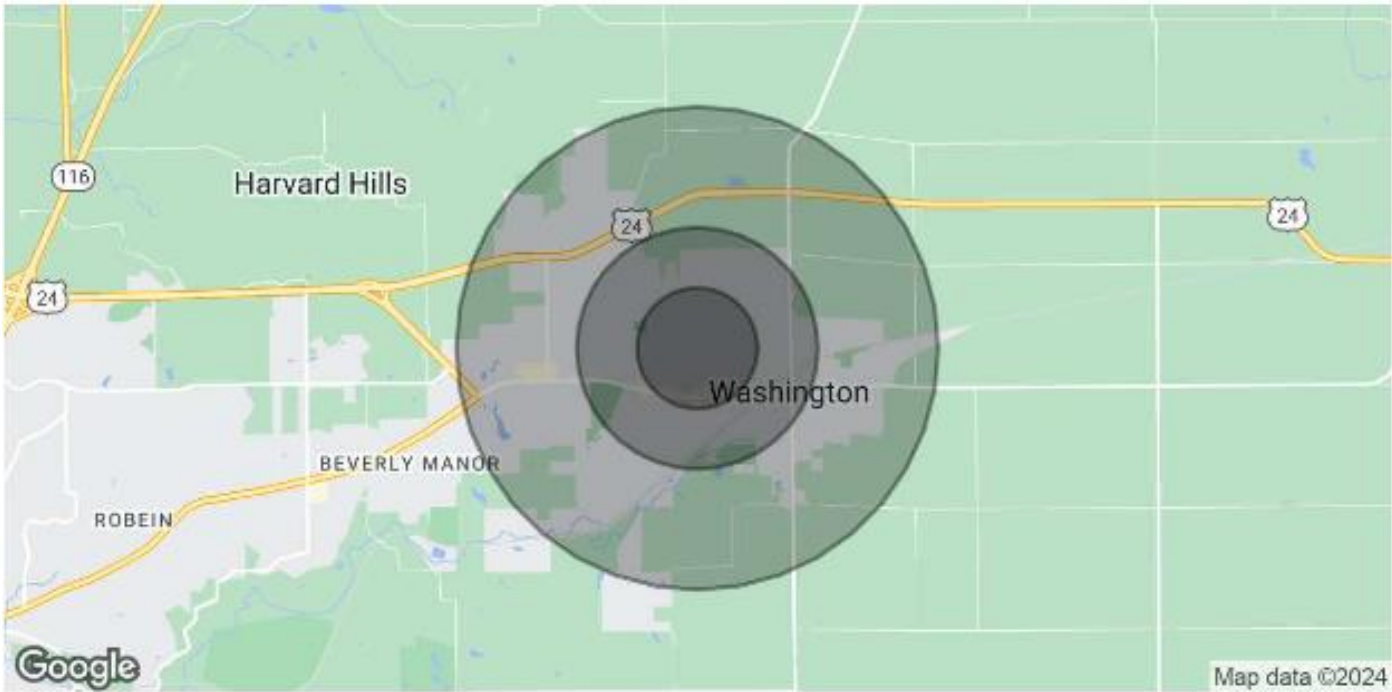
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WASHINGTON AREA DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	2 MILES
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
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
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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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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