



1407 W. Washington Road

\$900 / month

PROPERTY DESCRIPTION

The O'Bryan & Ball team has been exclusively retained to lease 1407 W Washington Road in Washington, IL. The unit is 1,000 SF office or retail space available for immediate lease on Route 8/Washington Road in Washington. This retail/office building has 4 other current tenants and provides excellent visibility, signage and traffic counts. Gross lease at \$900/mo and tenant pays utilities. Unit has brand new HVAC and water heater, with roof, parking lot and many other exterior updates made recently. The current layout of the unit includes a small reception area, 2 offices, work room, storage and restroom

LISTING METRICS

ONE	1,000
UNIT	TOTAL SQUARE FEET

GROSS	\$10.8
LEASE TYPE	PRICE / SF

**AVAILABLE FOR
 IMMEDIATE
 OCCUPANCY**

Mike O'Bryan

Justin Ball

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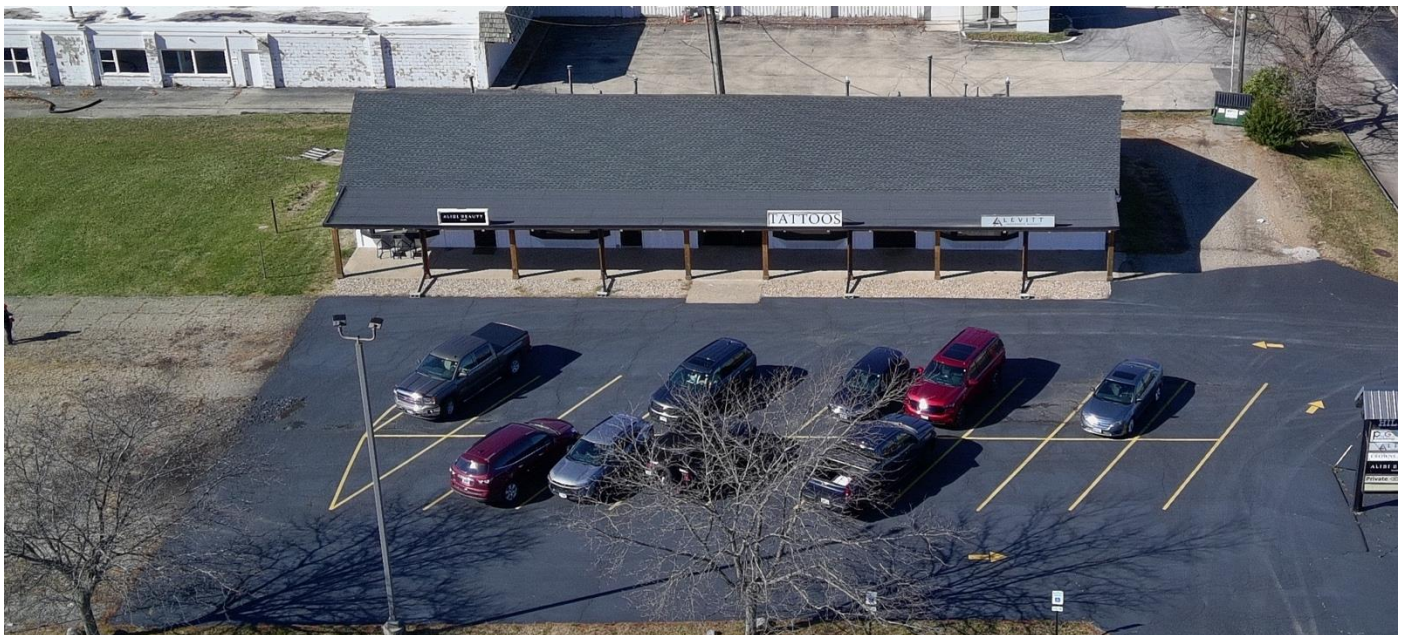
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EXTERIOR PHOTOS



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O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

INTERIOR PHOTOS



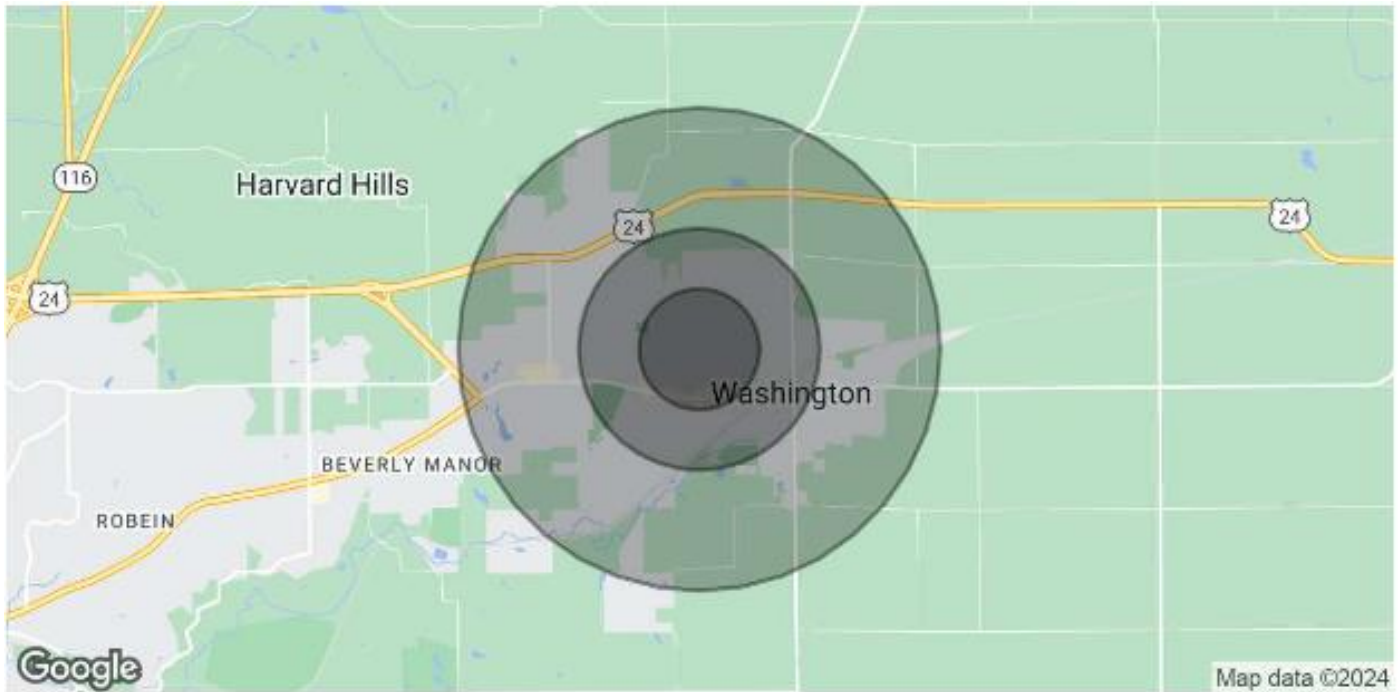
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DEMOGRAPHICS MAP & REPORT – WASHINGTON, IL



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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