

225 N MAIN ST

MORTON, IL 61550



PROPERTY DESCRIPTION

Is your business ready for a new, prime location in Morton? This all brick commercial building (formerly The Unlimited Stitch Boutique), zoned B-2 for a variety of businesses and that is in the Morton Enterprise Zone. The sale also includes the income producing building with long term lease, Pegasus Pizza, on the same parcel (with the address 151W Bradley Street - lease available on request). The main building has been recently remodeled, updated and has great natural light and charming features throughout. The main level is 1,116 sq. ft. including offices and a restroom. The upper level is 996 sq. ft. and includes office spaces, a restroom, and a kitchenette. The lower level (approx. 880 sq. ft. not included in the sq.ft. number) includes two offices and storage rooms. The property features a large, double-sided sign on Main Street for excellent visibility and awareness. The main building has 200 amp service.

OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	9,761 SF
Building Size:	2,684 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	348	961	3,103
Total Population	818	2,240	7,389
Average HH Income	\$84,995	\$87,298	\$97,943

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

RE/MAX
COMMERCIAL

TRADERS UNLIMITED

Jessica Ball

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Justin Ball

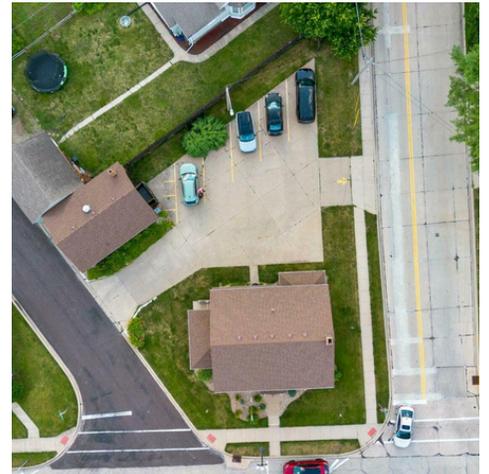
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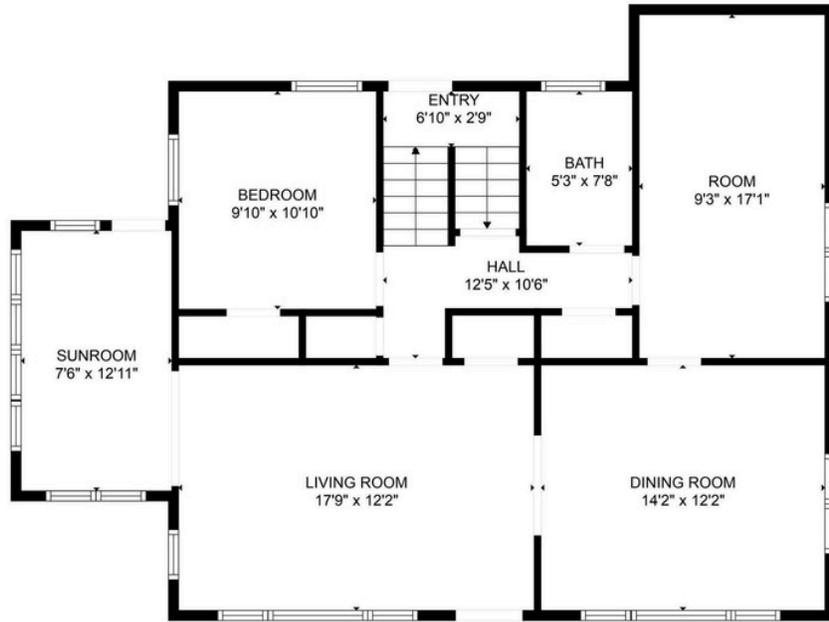
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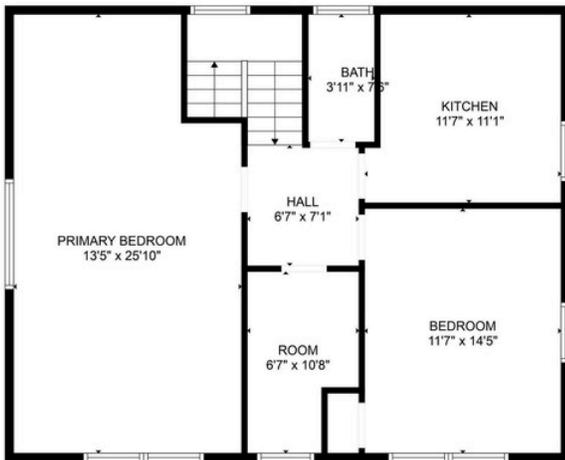
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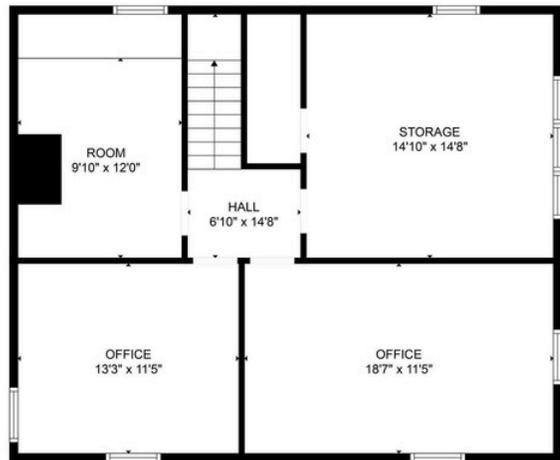
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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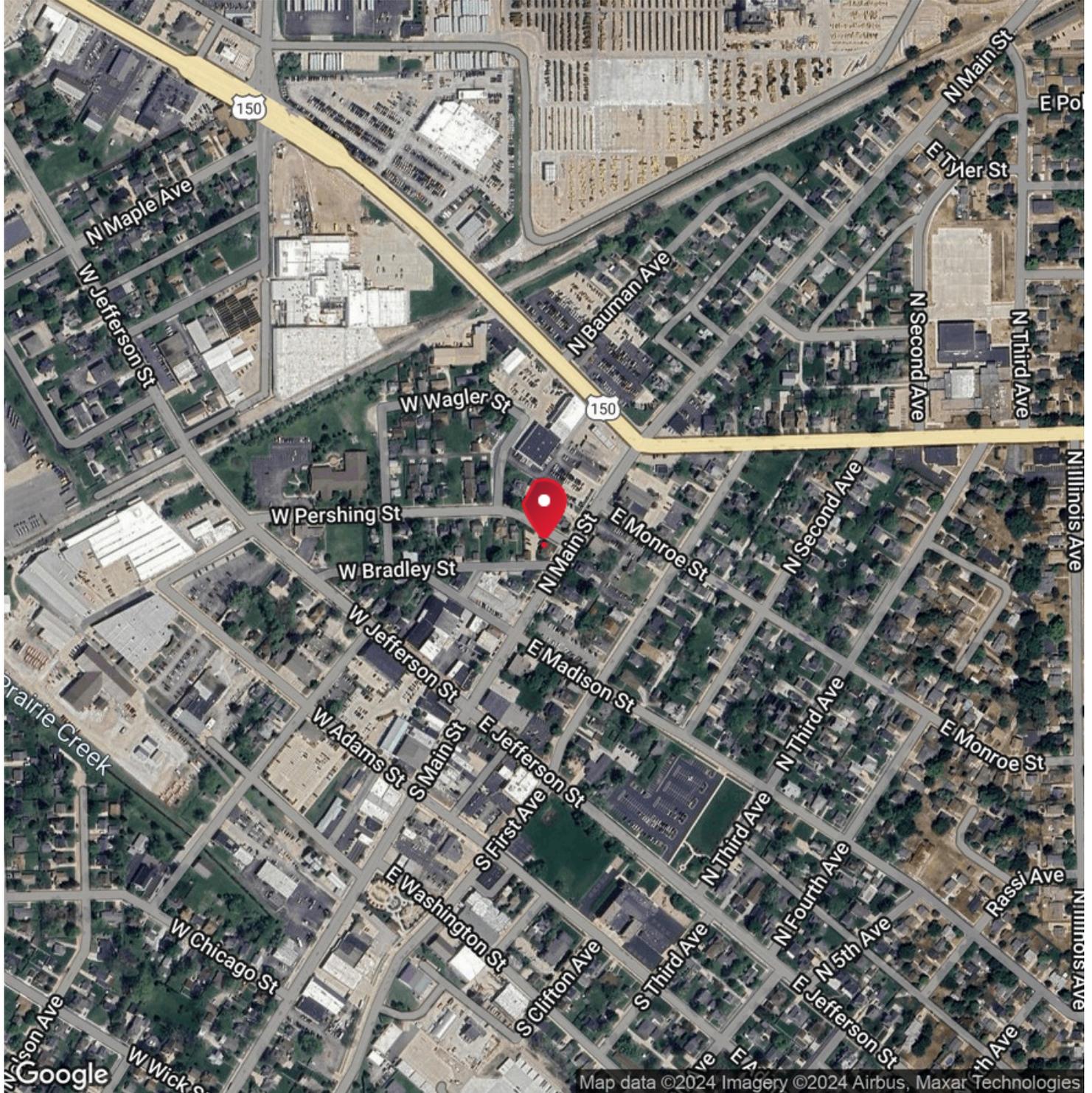


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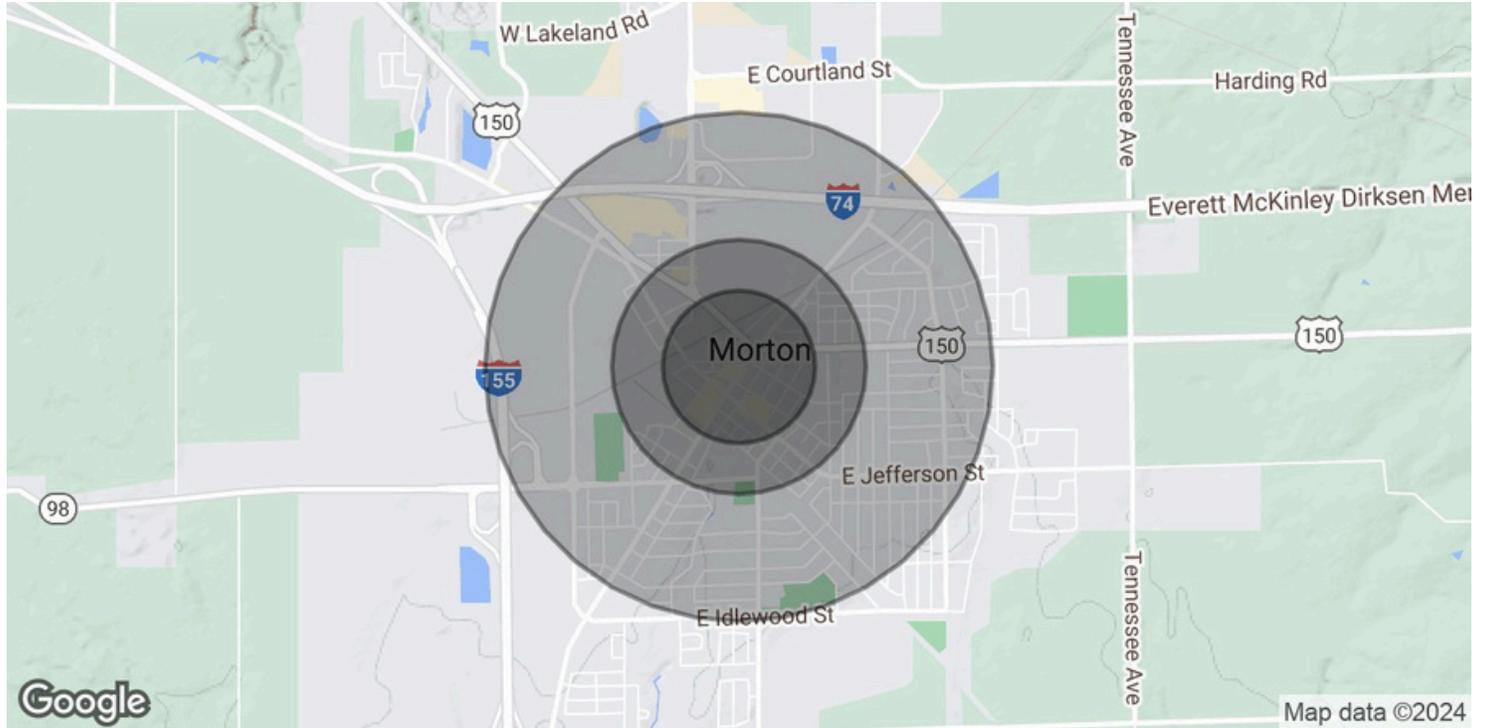
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	818	2,240	7,389
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	348	961	3,103
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$84,995	\$87,298	\$97,943
Average House Value	\$217,480	\$213,911	\$229,489

Demographics data derived from AlphaMap

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About the O'Bryan and Ball Team



Our team takes pride in our ability to inspire confidence and in building long-term relationships with our clients. It begins and continues with serving their interests and their interests alone. This approach provides us the ability to serve our clients today, tomorrow, and always. Our team has over 40 years of experience in commercial real estate that includes expertise in agricultural & recreational land sales, the public health industry, office leasing, and retail & industrial tenant/buyer representation. We've mastered the skill of developing marketing plans designed for sellers that ensure the highest price is realized for the property.

Mike O'Bryan, President of RE/MAX Traders Unlimited Commercial, is recognized as one of the region's top real estate professionals and has received numerous awards and acknowledgements. In 2018, Mike was one of the four recipients of the National Commercial Award from the National Association of Realtors. He was awarded the Outstanding Sales Achievement Award by REMAX International for #1 Commercial Sales Associate in 2022 for the St. Louis region. He was also recognized in 2020 by RE/MAX International as one of the top 50 Commercial Sales Associates in the US (#41) and top 100 in the world (#99).

Jessica and Justin Ball are both REALTORS with RE/MAX Traders Unlimited Commercial. They have helped a variety of small and large clients with buying, selling and leasing commercial properties (multifamily, office, retail, warehouse, industrial, farm and land). As real estate investors in both residential and commercial properties, developers and business owners, they have first-hand knowledge to bring to representing their clients.

Our past and current clients include CSE Software, Methodist Medical Center of Illinois, Caterpillar, Inc., Boy Scouts of America, OSF Healthcare and Peoria Academy.

Our team is active in many local and national organizations including the National Association of Realtors, Peoria Area Commercial Association of Realtors, Peoria Rotary North, Impact Central Illinois, the Peoria Area Chamber of Commerce, Ronald McDonald House Charities of Central Illinois, Bradley University Braves Club Board, Heart of Illinois Big Brothers Big Sisters, Redeemer Lutheran Church, Peoria First Business Network International (BNI), and Hooked on Fishing Camp.



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