

620 W WALNUT ST

METAMORA, IL 61548



PROPERTY DESCRIPTION

This commercial building is ready to be built out for your business! The steel frame building has tall ceilings, 5400 sq. ft. (can be subdivided into 2340 sq. ft. and 3060 sq.ft.) and is zoned C-3 Highway Commercial to accommodate many retail to heavy commercial uses. The interior is wide open

with a restroom, office and utility room along the rear wall. The building sits one block South of Mt. Vernon (Rt. 116) behind Dairy Queen, and the exterior and parking lot have been recently redone adding to the street appeal and visibility. Formerly CarQuest Auto Parts store.

OFFERING SUMMARY

Lease Rate:	\$8.50 SF/month (NNN)
Available SF:	5,400 SF
Lot Size:	26,458 SF
Building Size:	5,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	100	383	1,007
Total Population	273	1,035	2,685
Average HH Income	\$133,043	\$128,792	\$123,505

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

RE/MAX
COMMERCIAL

TRADERS UNLIMITED

Jessica Ball

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CommercialPeoria.com Office: 3622 N Knoxville Ave
Peoria, IL 61603

FOR LEASE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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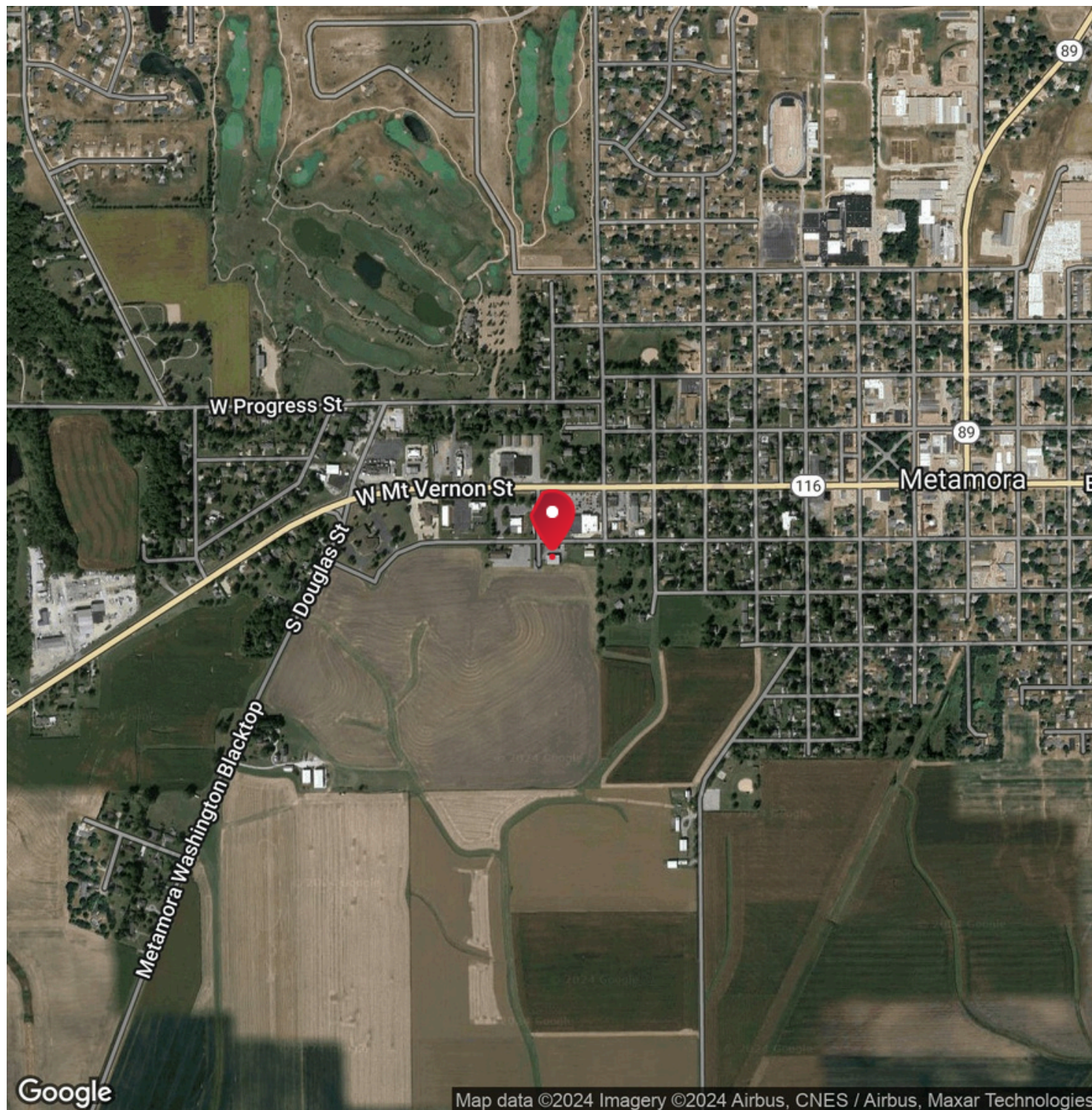
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LOCATION MAP

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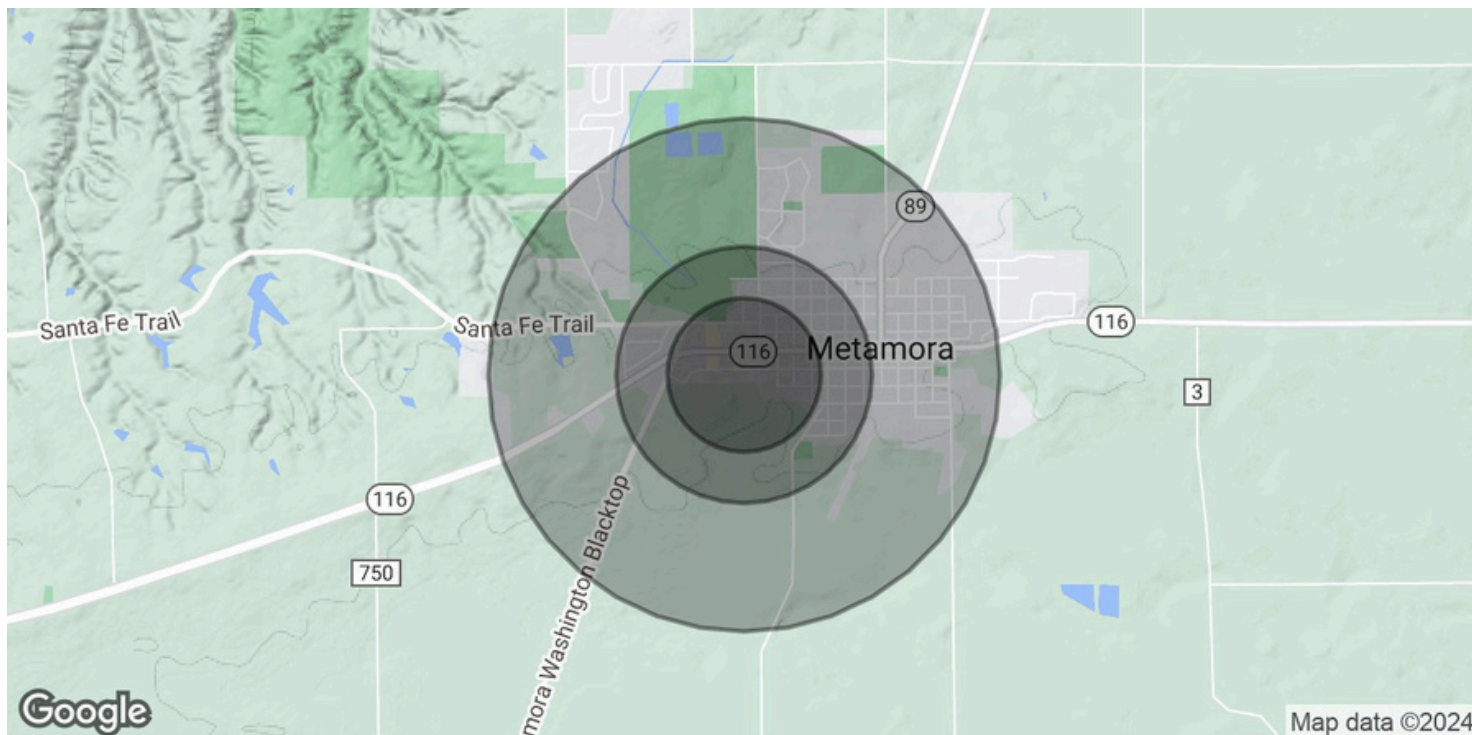
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	273	1,035	2,685
Average Age	39	41	43
Average Age (Male)	39	40	41
Average Age (Female)	40	41	45

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	100	383	1,007
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$133,043	\$128,792	\$123,505
Average House Value	\$241,565	\$237,584	\$225,310

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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