



**LOCATION.**  
commercial real estate

**1304  
THELMA  
KELLER AVE**

**EFFINGHAM, IL**

**2,456 SF  
AVAILABLE**

**verizon**

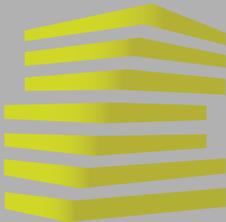
**KERATANZ**

**CASH  
STORE**

**GREAT CLIPS**

**OneMain  
Financial**

**2,456 SF PRIME RETAIL  
AVAILABLE FOR LEASE**



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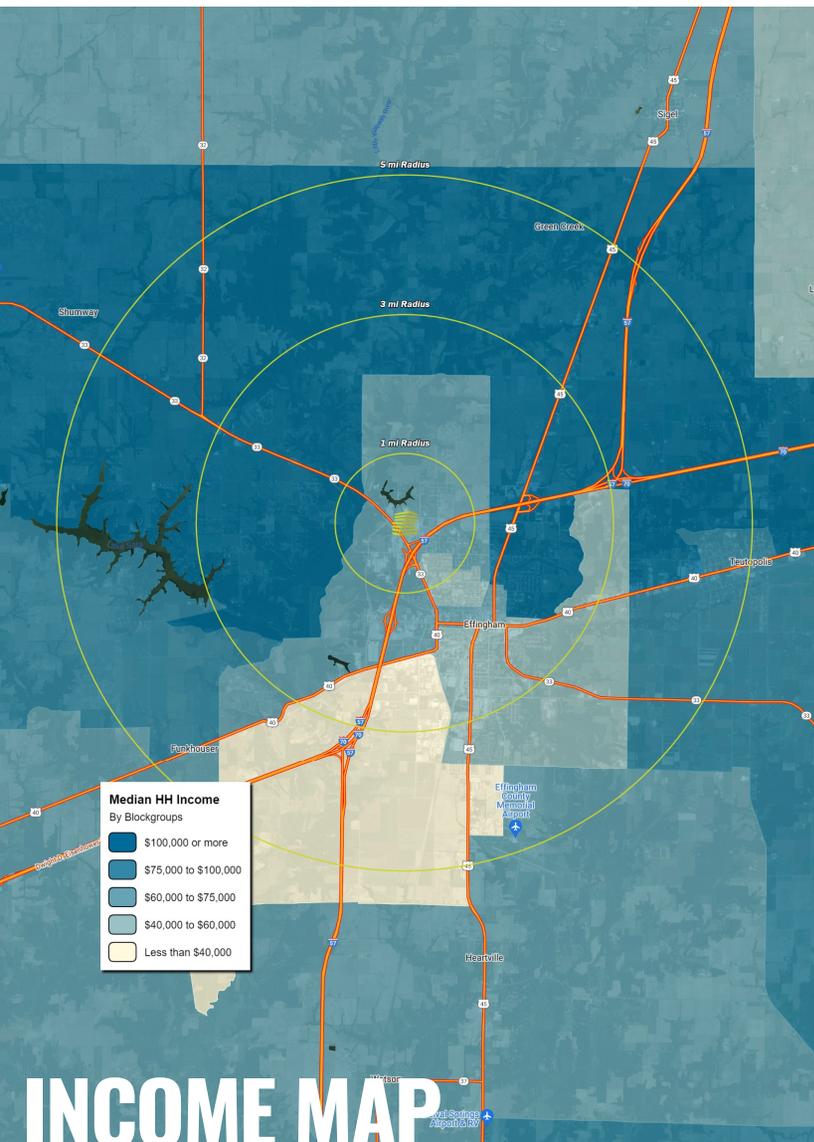
## NEIGHBORHOOD VIBE

BEN WEIS

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Ben@LocationCRE.com



# INCOME MAP

### TRADE AREA OVERVIEW

Effingham is the largest city in, and the county seat of, Effingham County, Illinois.

Effingham's unique location and transportation system has been the calling card for numerous industrial and commercial companies which have located in its business parks and retail areas, along with numerous shopping and recreational opportunities and over 17 hotels and 65 restaurants. In fact, the City's daytime population doubles because of this vast amount of development.

Effingham is a micropolitan center which draws workers from an eight county area and has a trade population of 175,000. Being a regional center, people travel to Effingham to work, shop and for their healthcare needs.

Major employers in Effingham include HSHS St. Anthony Hospital (864), Heartland Dental (600), Quad Graphics Effingham (560), The Equity (475), Patterson Companies, Inc. (450), and Stephens Industries Inc. (450).

Effingham was ranked as the 13th best place to start a business in Illinois, according to NerdWallet. The city's 1,494 businesses maintain average revenue per business of \$1,559,763. Effingham also boasts a high percentage of businesses with paid employees (45.38%). Effingham was also ranked #1 by SmartAsset as the Best Place to Retire in Illinois.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	<b>2,381</b>	<b>13,243</b>	<b>19,201</b>
<b>HOUSEHOLDS</b>	<b>1,040</b>	<b>5,523</b>	<b>7,986</b>
<b>EMPLOYEES</b>	<b>3,391</b>	<b>13,953</b>	<b>17,069</b>
<b>MED HH INCOME</b>	<b>\$64,506</b>	<b>\$76,232</b>	<b>\$80,026</b>

### AREA RETAIL | RESTAURANTS

Walmart

SMOOTHIE KING

Bath & Body Works

GameStop

maurices

HIBBETT SPORTS  
GAME TESTED. ATHLETE APPROVED.

MENARDS

McDonald's

KOHL'S



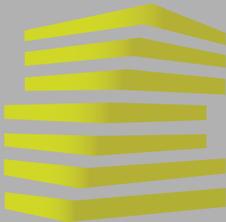
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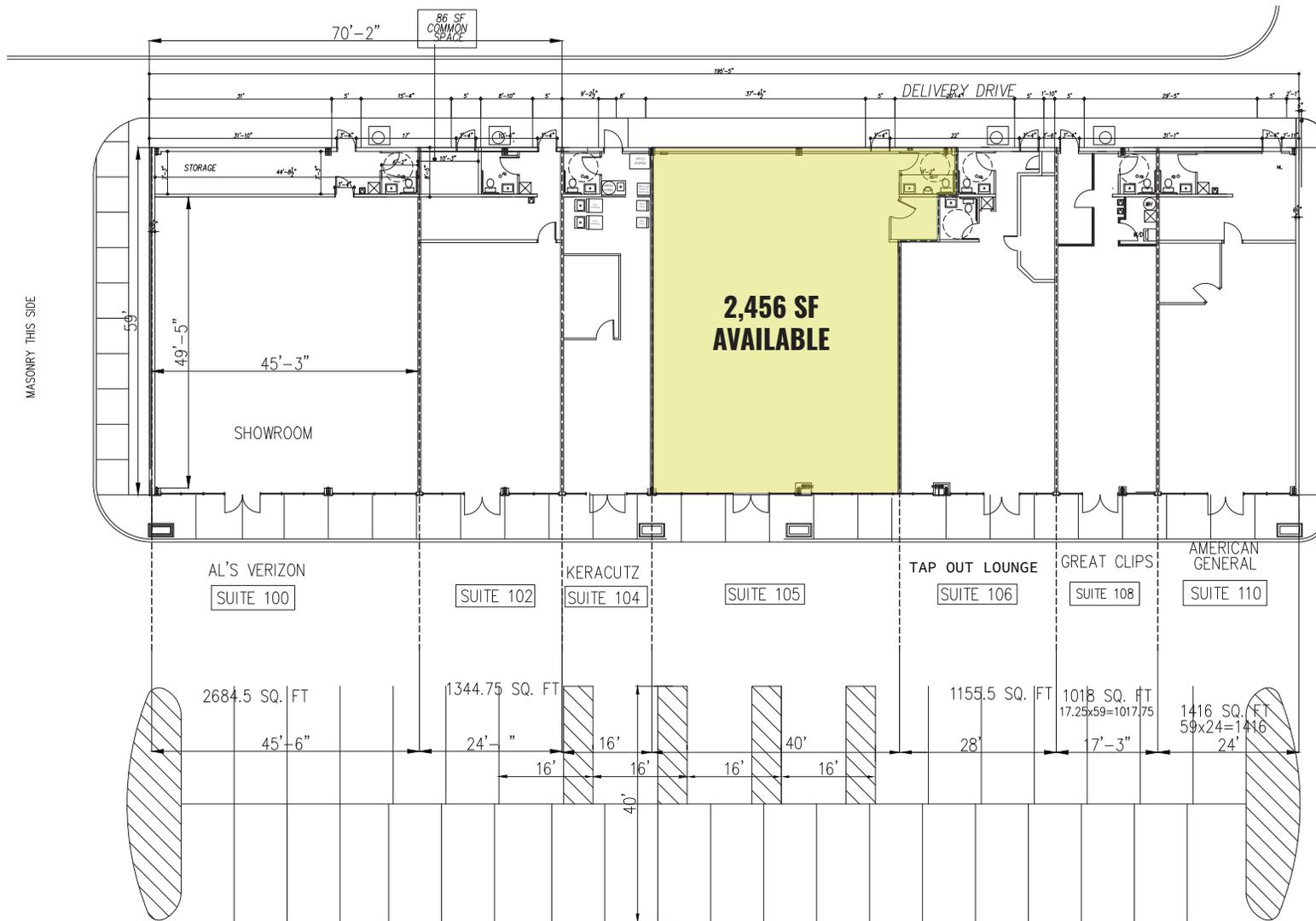
## SITE PLAN

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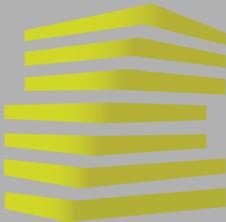


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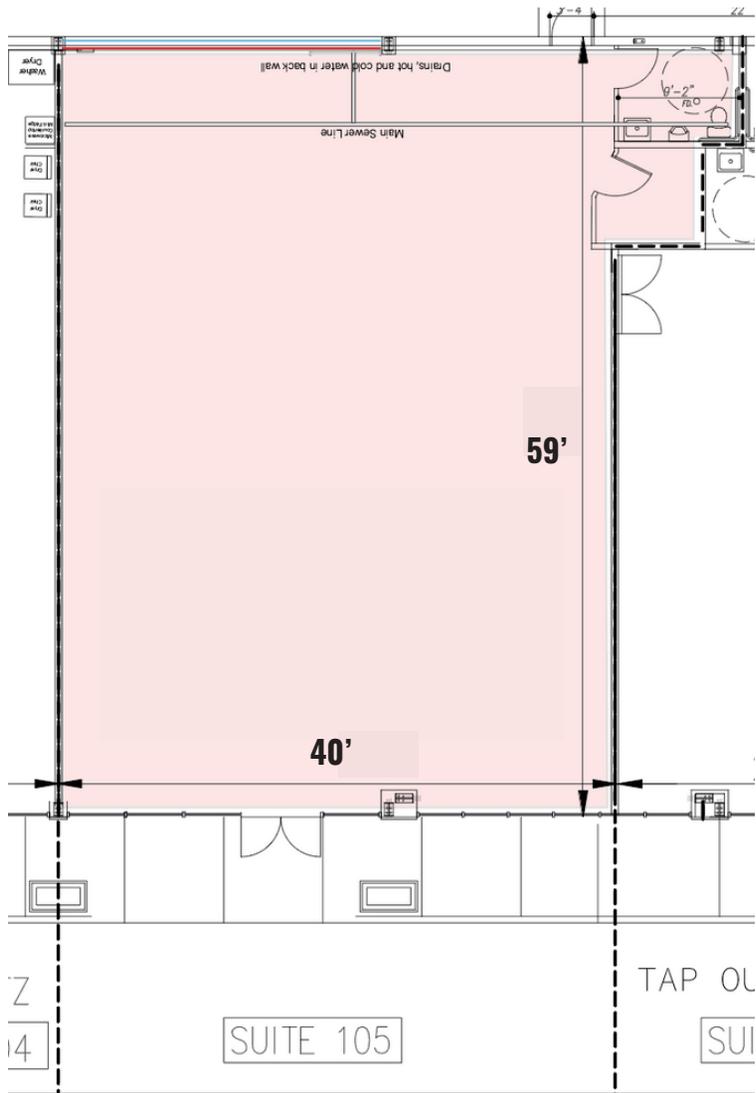
## FLOOR PLAN

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- **2,456 SF AVAILABLE FOR LEASE**
- **CENTER IS CONVENIENTLY LOCATED IN FRONT OF WALMART SUPERCENTER**
- **COTENANTS AND NEARBY RETAIL INCLUDE: MAURICES, HIBBETT SPORTS, FAMOUS FOOTWEAR, SMOOTHIE KING, KOHLS, WALMART, AND MEIJER**
- **PRIME SIGNAGE AVAILABILITY**
- **LESS THAN 0.5 MILES OFF INTERSTATE 57 AND INTERSTATE 70**
- **BASE RENT \$18.00 PSF NNN**

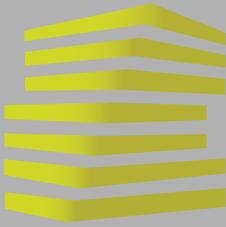


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## ZOOM AERIAL

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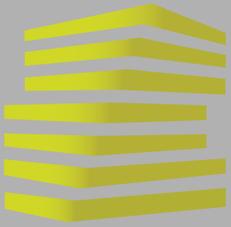
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## MARKET AERIAL

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