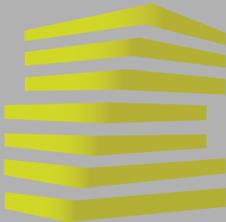




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10,240+/- SF AVAILABLE
FOR SALE, LEASE, BUILD TO SUIT, OR GROUND LEASE

1306 THELMA KELLER AVE | EFFINGHAM, IL



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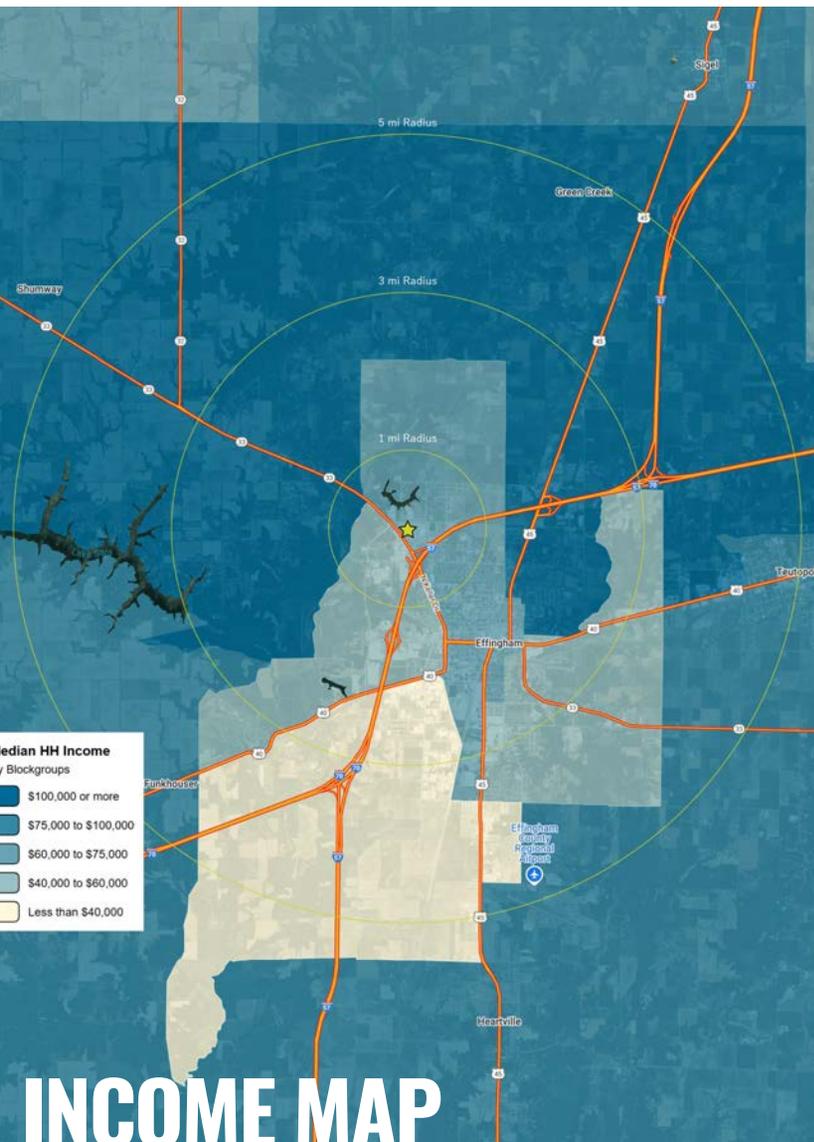
NEIGHBORHOOD VIBE

BEN WEIS

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

AREA RETAIL | RESTAURANTS

Walmart

SMOOTHIE KING

Bath & Body Works

GameStop

maurices

HIBBETT SPORTS
GAME TESTED. ATHLETE APPROVED.

MENARDS

McDonald's

KOHL'S



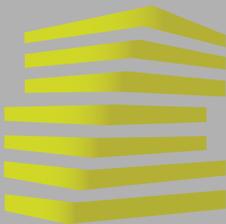
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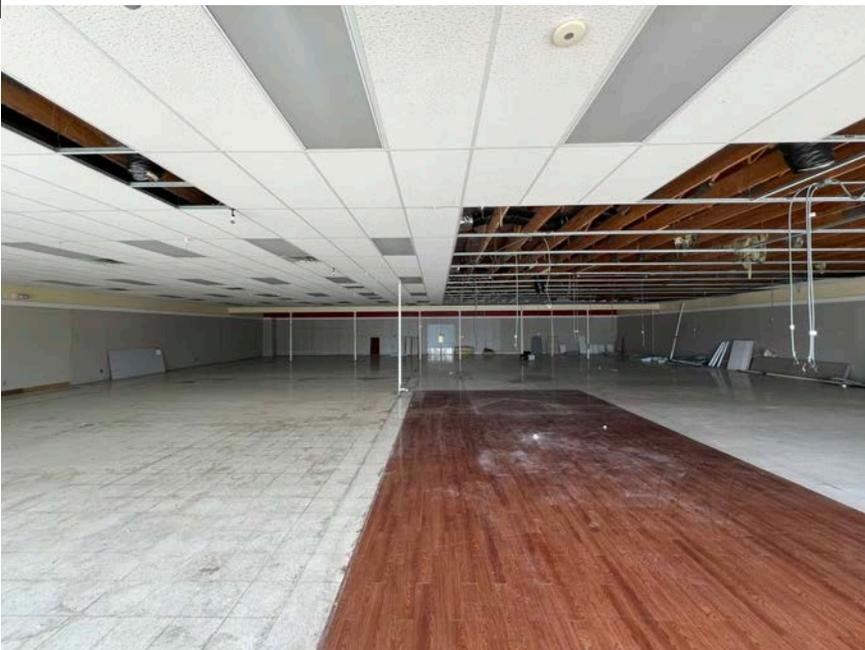
PHOTOS + DETAILS

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- **10,240 +/- SF AVAILABLE FOR SALE, LEASE, BUILD TO SUIT, OR GROUND LEASE**
- **EXISTING LOADING DOCK**
- **POTENTIAL REDEVELOPMENT OPPORTUNITY**
- **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**
- **LESS THAN 0.5 MILES OFF INTERSTATE 57 AND INTERSTATE 70**
- **LEASE: \$12.00 PSF NNN**
GROUND LEASE: \$100,000 / YEAR
SALE PRICE: \$1,800,000

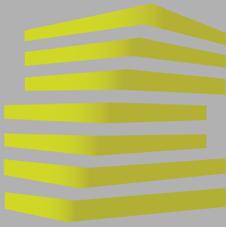


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ZOOM AERIAL

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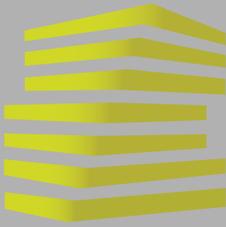
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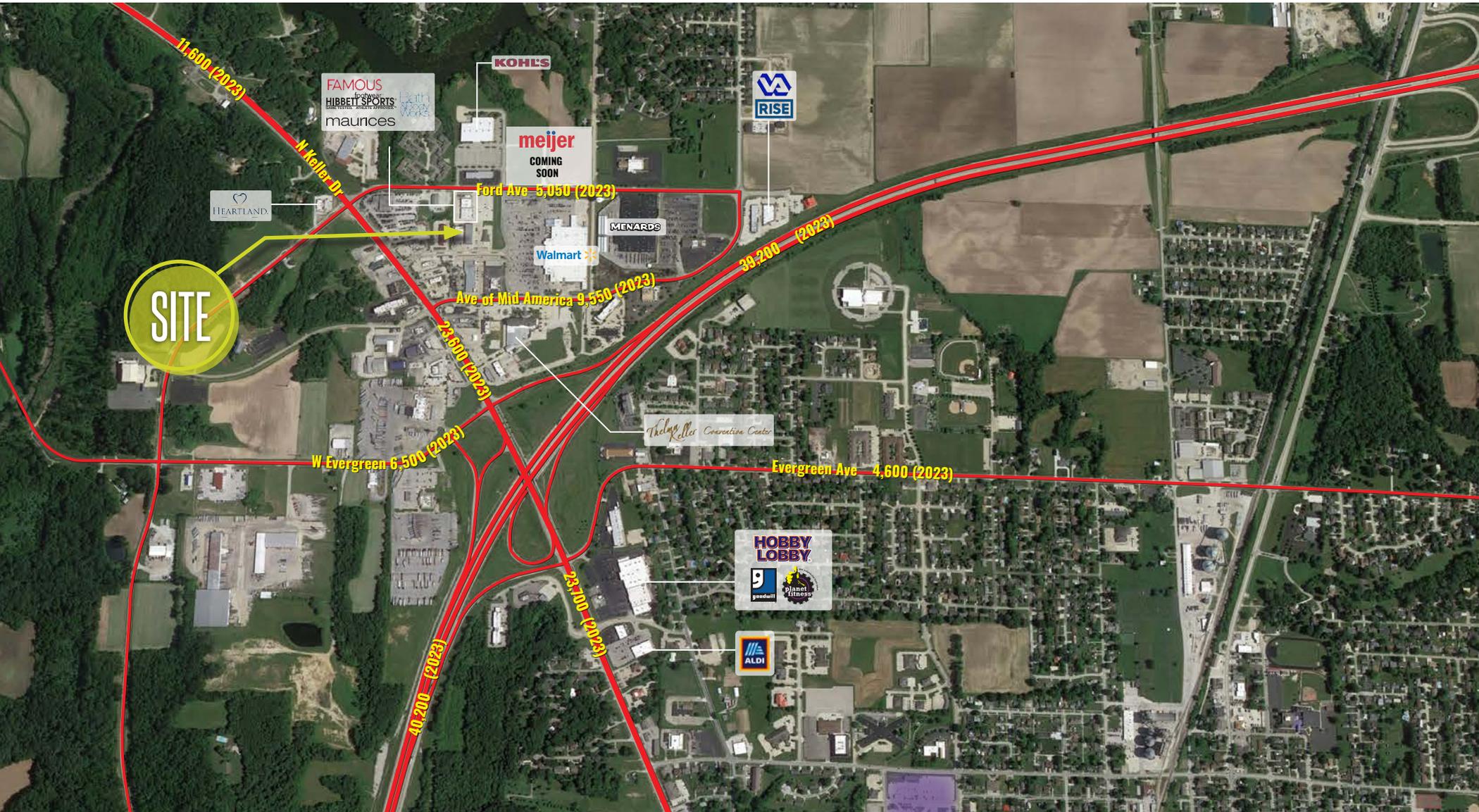
MARKET AERIAL

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