



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

MALL SPACE AT LANDMARK MAIN STREET STATION

\$450 - \$1,000 / MO / GROSS



FOR LEASE

109 N. MAIN STREET

ST JOSEPH, IL 61873

384 - 1,128 SF

OFFICE

RETAIL

LEASE PRICE

\$450 - \$1,000/MO

LEASE TYPE

GROSS

AVAILABLE SPACE

384 - 1,128 SF

YEAR BUILT

1985

TAX PIN

28-22-14-126-012

ZONING

CN - COMMERCIAL

PARKING

20 SPACES

TENANCY

MULTIPLE

PROPERTY DESCRIPTION

Calling all Yoga Instructors and Salon Owners! The mall was renovated in 2021 going under extensive interior and exterior renovations and currently has two vacancies. Each individual unit has mall access with an atrium connecting all business. Each unit is ready for tenant improvements and the exterior façade of each space is customizable. Signage is available for each unit on the street pylon building sign. Co-tenants of the shopping center include: The Wheelhouse Restaurant, Philo Exchange Bank, The Zone 24-Hour Fitness, Neubauer's Barber Shop and Island Travel & Boutique.

Unit 120 is 1,128 sq ft and features a reception, open salon space, 6 private rooms, washer/dryer room and bathroom. Interior walls are non-structural and can be removed to accommodate a more open floor plan.

Unit 107 is 384 sq ft and consists of two separate suites with conjoining doorway. The demising wall is non-structural and can also be removed to create a single large room. The space is finished out and move-in ready.

AREA DESCRIPTION

The center is located in the Main Street Station Mall, which is located on one of St Joseph's main arterial streets in the heart of the Saint Joseph business district just off of Route 150. It is a retail mall perfect for retailers, restaurants and professional offices. The Mall is situated 20 minutes away from the University of Illinois campus in the bedroom community of St Joseph, a suburb of Champaign/Urbana. The space is located at the Hub of the Kickapoo Bike Trail and is in the center of the downtown district neighboring the St Joseph IGA, unique shopping and eateries, a winery and St Joseph's most popular restaurant, the Wheelhouse, within the building. St Joseph boasts an excellent school district and a new subdivision in the planning stage that has the potential to increase St Joseph census over 5000 people.



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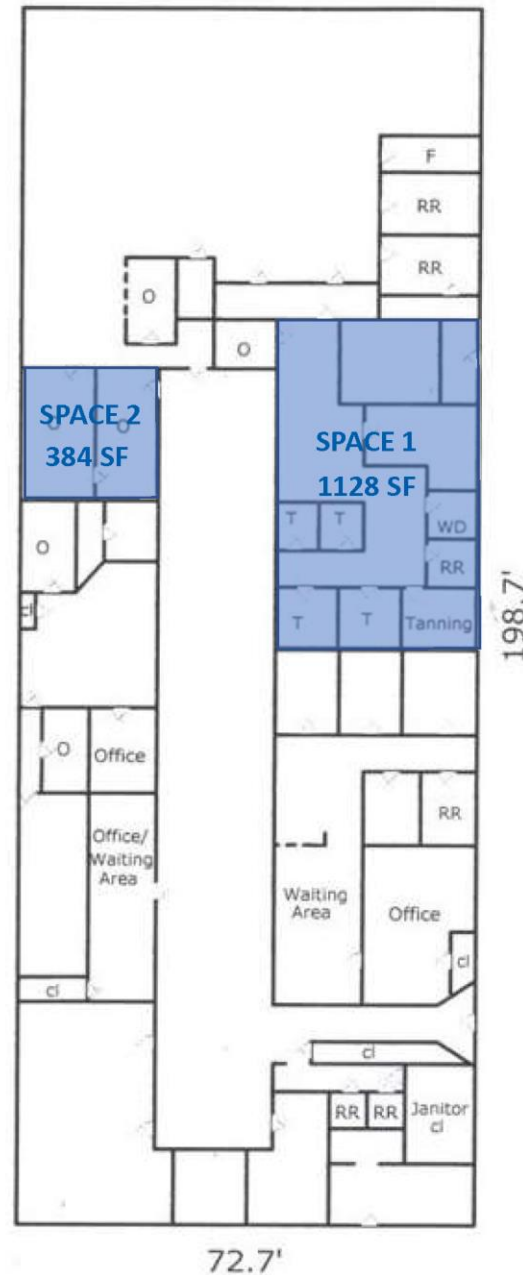
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**FOR
LEASE**

FLOOR PLAN



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