



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

MALL SPACE AT LANDMARK MAIN STREET STATION

\$1,000-\$1,400 / mo /gross

FOR LEASE



109 N. Main Street

St Joseph, IL 61873

PROPERTY DESCRIPTION

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 110 is 1,000 sf of completely built-out modern office space with beautiful upscale finishes and features. The space features a large open lobby entry or open office space dependent upon use, a reception office with built-ins, two private offices, bathroom, and installed networking. This space is move-in ready!

Unit 120 is 1,128 sf 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.

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.

1,000-1,128 SF **OFFICE** **RETAIL**

LEASE PRICE

\$1,000-\$1,400 / month

LEASE TYPE

Gross

AVAILABLE SPACE

1,000-1,128 SF

YEAR BUILT

1985

TAX PIN

28-22-14-126-012

ZONING

CN - Commercial

PARKING

20 Spaces

TENANCY

Multiple



NICK RAGLE

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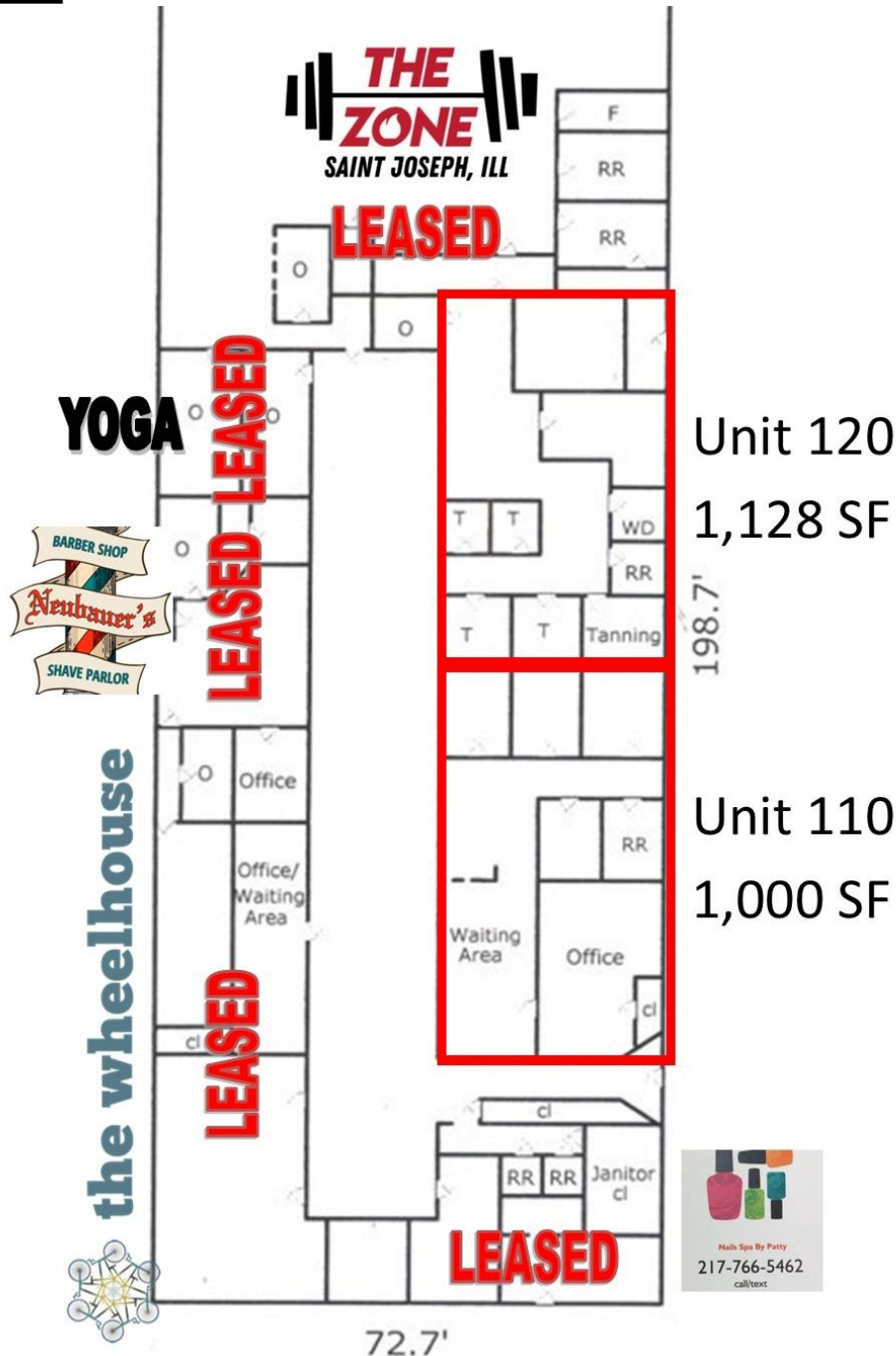
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**FOR
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FLOOR PLAN



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