



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

ORIGINAL TUSCOLA IGA FOR SALE OR LEASE

Sale Price: \$2,000,000 | Lease Price: \$6.00/SF NNN

SALE / LEASE



605-607 E. Southline Road

Tuscola, IL 61953

4.0 ACRES

RETAIL/WAREHOUSE

SALE PRICE

\$2,000,000

LEASE PRICE

\$ 6.00/SF NNN

BUILDING SIZE

37,619 SF

AVAILABLE SPACE

32,619 SF

ZONING

B-1 Highway Business
District

PARKING SPACES

430

PROPERTY DESCRIPTION

The primary 32,619 SF building formerly functioned as the local IGA grocery, and is available for lease. Majority of the primary store is allocated to open retail in the front with shipping and receiving services in the rear of the building with two overhead dock doors. The subject property has been well-maintained and features over 400 parking spaces and ample electrical service.

The full sale offering consists of two parcels totaling over 4 acres and includes the original IGA building as well as the 5,000 SF endcap which is currently leased to ATI Physical Therapy. There is an additional 3,840 SF warehouse behind the primary IGA structure that is currently divided into 3 storage units.

AREA DESCRIPTION

The subject property is located on the south side of Route 36/ Southline Road in Tuscola, Illinois. The site is highly visible on the main corridor of Tuscola and is in close proximity to interstate access.



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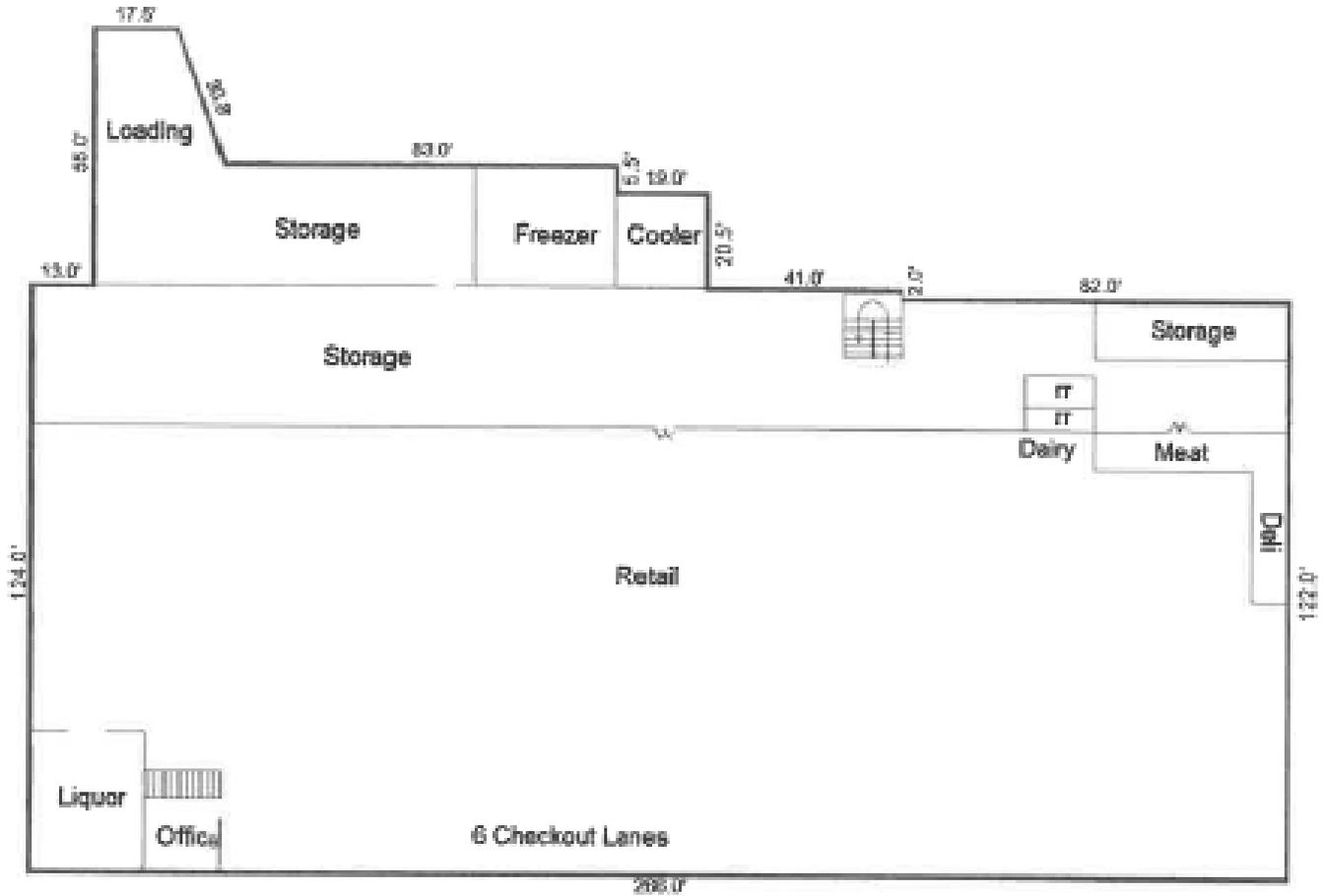
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FLOOR PLAN



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GIS AERIAL



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RETAIL AERIAL



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