

110 N State St Unit B (Route 23)

Marengo, IL 60152

For Lease

MLS #12386590

RETAIL



RETAIL SPACE 900 SF

\$1,000./MO. (\$13.33 PSF) MODIFIED GROSS

Retail Space 900 SF

Unit B: This 900 SF retail space, located in the heart of downtown Marengo has been recently renovated with an open concept space with 1 bathroom. The front entrance of the space can accommodate a patio area for customers to sit and enjoy.

Ideal for a small sandwich shop, coffee shop, florist, retail or professional office use. Signage available on the building's exterior.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,195	9,074	12,332
Average HH Income	\$93,629	\$98,038	\$106,680

Specifications

Building Size:	3,739 SF
Year Built:	Older
HVAC System:	GFA/ Central Air
Electrical:	100 Amp
Washrooms:	1
Ceiling Height:	11 ft
Parking:	3 Common & Street
Sewer/Water:	City
Zoning:	B2
Utilities:	Tenant Responsibility
Taxes	\$200/mo. (2024)
PIN #:	11-35-277-016

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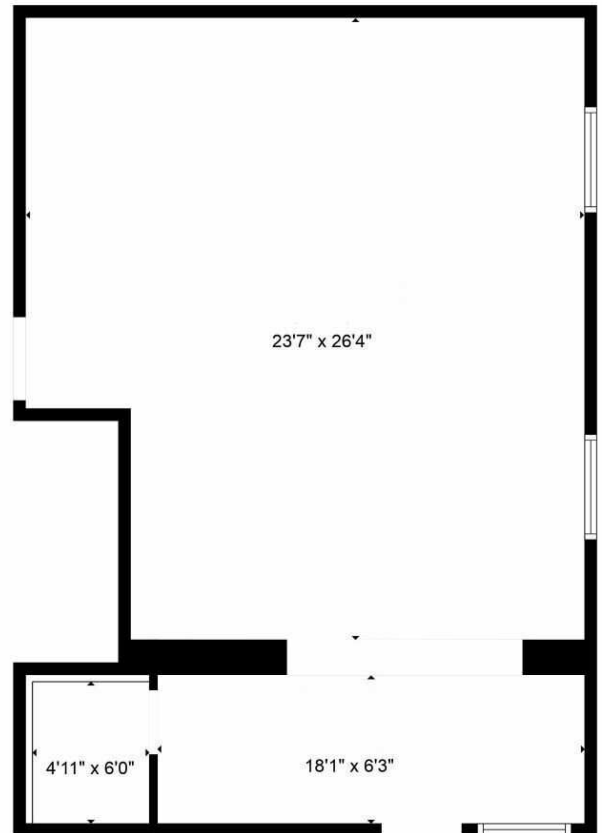
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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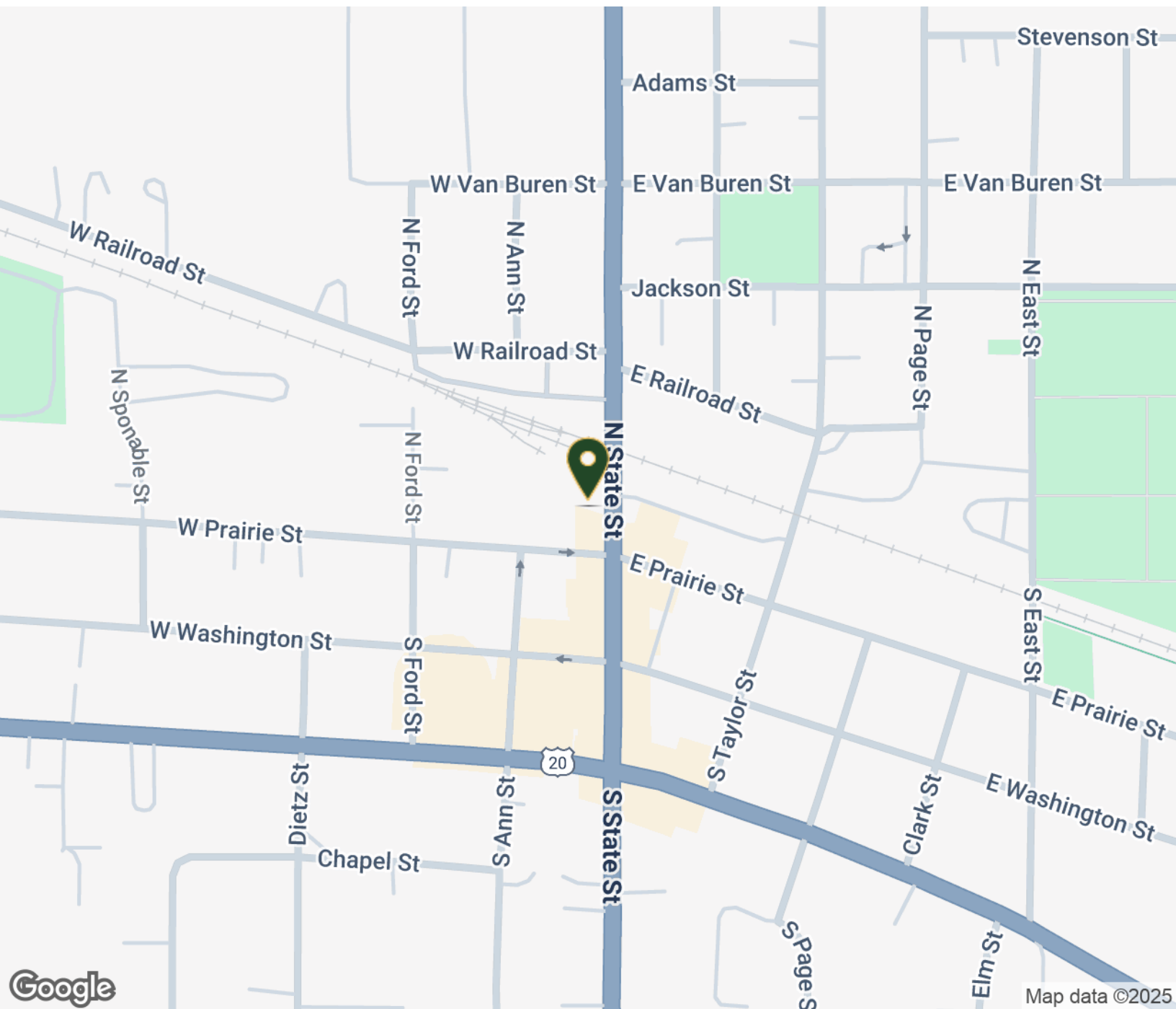
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