

112 S State St
Marengo, IL 60152

For Sale & Lease

MLS # 12657813

OFFICE / RETAIL



OFFICE / RETAIL 1,200 SF

\$159,900 OR \$1,600/MO. \$16 PSF MOD. GROSS

PRIME DOWNTOWN MARENGO RETAIL / OFFICE SPACE

PRICE REDUCED - Beautifully renovated 1,200 SF retail/office space in the heart of vibrant downtown Marengo offering visibility, charm, and flexibility for a wide variety of businesses.

This space has been 100% renovated from top to bottom with a fresh, modern aesthetic while maintaining the character of downtown storefront appeal. The updated exterior facade creates strong curb appeal and a professional first impression for clients and customers.

Interior features include:

Brand new luxury vinyl plank (LVP) white flooring, new LED lighting throughout, pre-plumbed for salon stations or utility sinks in four locations and a flexible layout allowing for up to 5 private offices, 4 offices with a dedicated break room, retail store front with rear offices, salon or salon suites, or a mixed-sue retail/office configuration

Ideal for boutique retail, salon, spa, barber shop, coffee shop, photography studio, wellness, insurance, financial, or law firm, or other professional and retail uses.

Immediate occupancy available.

Tenant responsible for utilities and snow removal.

Specifications

Year Built:	1900
HVAC System:	GFA/ Central Air
Electrical:	100 amp
Sprinklers:	No
Washrooms:	1
Ceiling Height:	8 ft
Parking:	2 (rear)and Street
Sewer/Water:	City
Zoning:	B1
Utilities:	Tenant Responsibility
CAM & Taxes	Included in Rent
PIN #:	11-35-280-011

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



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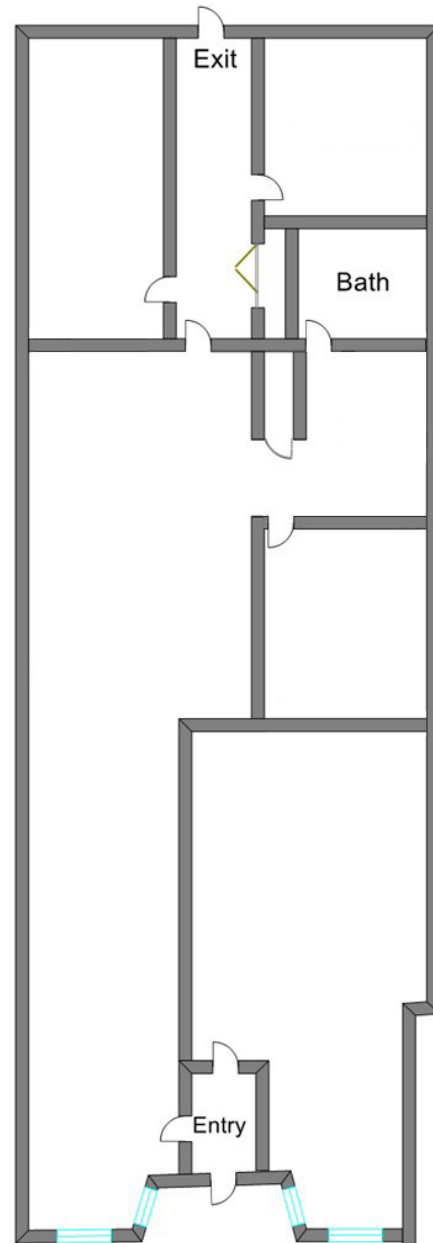
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Measurements Approximate

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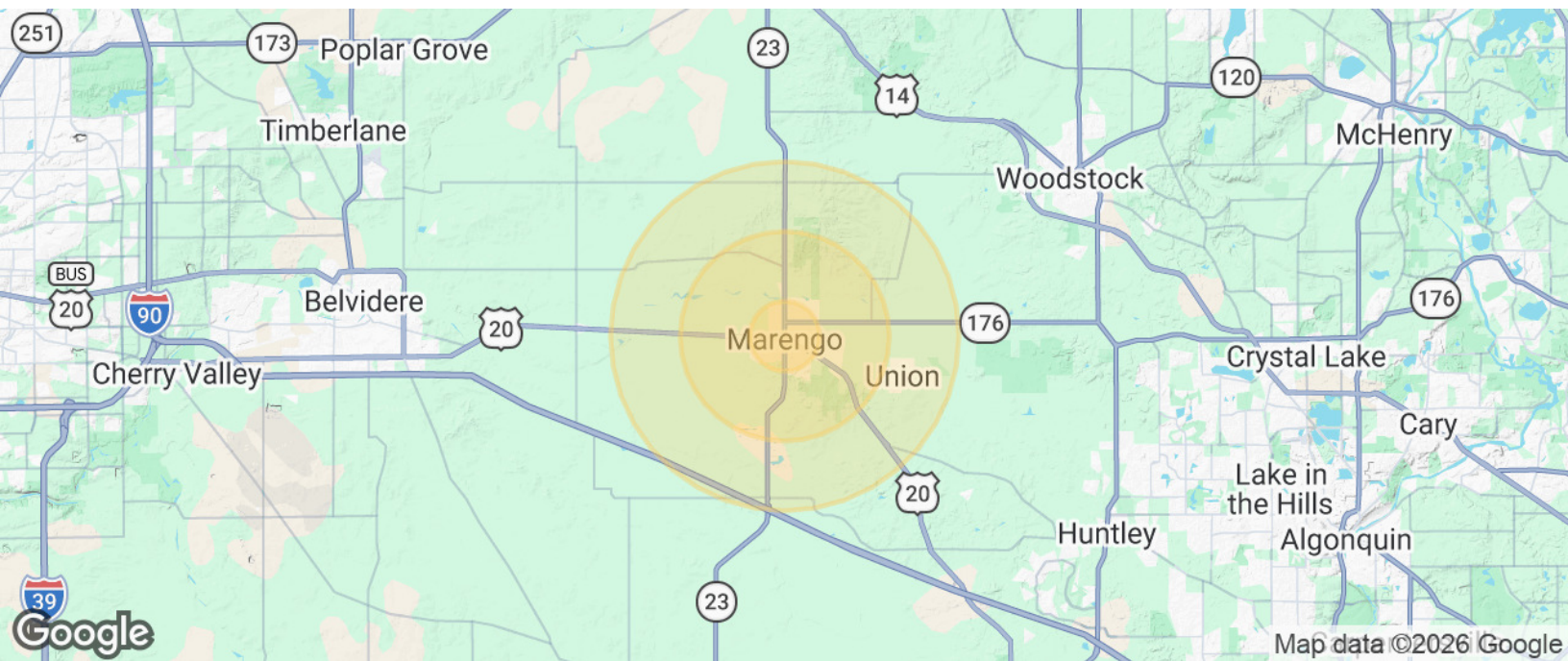
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,385	9,045	12,332
Average Age	40	41	42
Average Age (Male)	39	40	41
Average Age (Female)	41	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,518	3,545	4,770
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$94,095	\$97,867	\$106,680
Average House Value	\$262,409	\$272,761	\$297,961

2020 American Community Survey (ACS)

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