



308 E STATE STREET

IRVING, IL 62051

\$135,000 FOR A 2,243 SF FORMER GAS STATION
ON 0.48 AC ALONG IRVING'S MAIN ROADWAY

XTEAM
RETAIL ADVISORS

308 E STATE ST.

DEMOGRAPHICS

PLEASE CONTACT:

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- 2,243 SF former gas station on 0.48 acres.
- Former Casey's General Store with fueling canopy removed.
- The site includes asphalt parking, concrete drive aisles, and municipal utility service.
- Fuel operations have ceased and underground storage tanks are reported closed per Illinois Office of the State Fire Marshal records.
- Located along the town's main corridor within Montgomery County.

POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 325	<u>3 MILES</u> 668	<u>5 MILES</u> 2,819
HOUSEHOLDS		<u>1 MILE</u> 133	<u>3 MILES</u> 274	<u>5 MILES</u> 1,220
AVG HH INCOME		<u>1 MILE</u> \$96,448	<u>3 MILES</u> \$96,940	<u>5 MILES</u> \$81,855



VIEW &
DOWNLOAD: **DEMO REPORT**

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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SURVEY

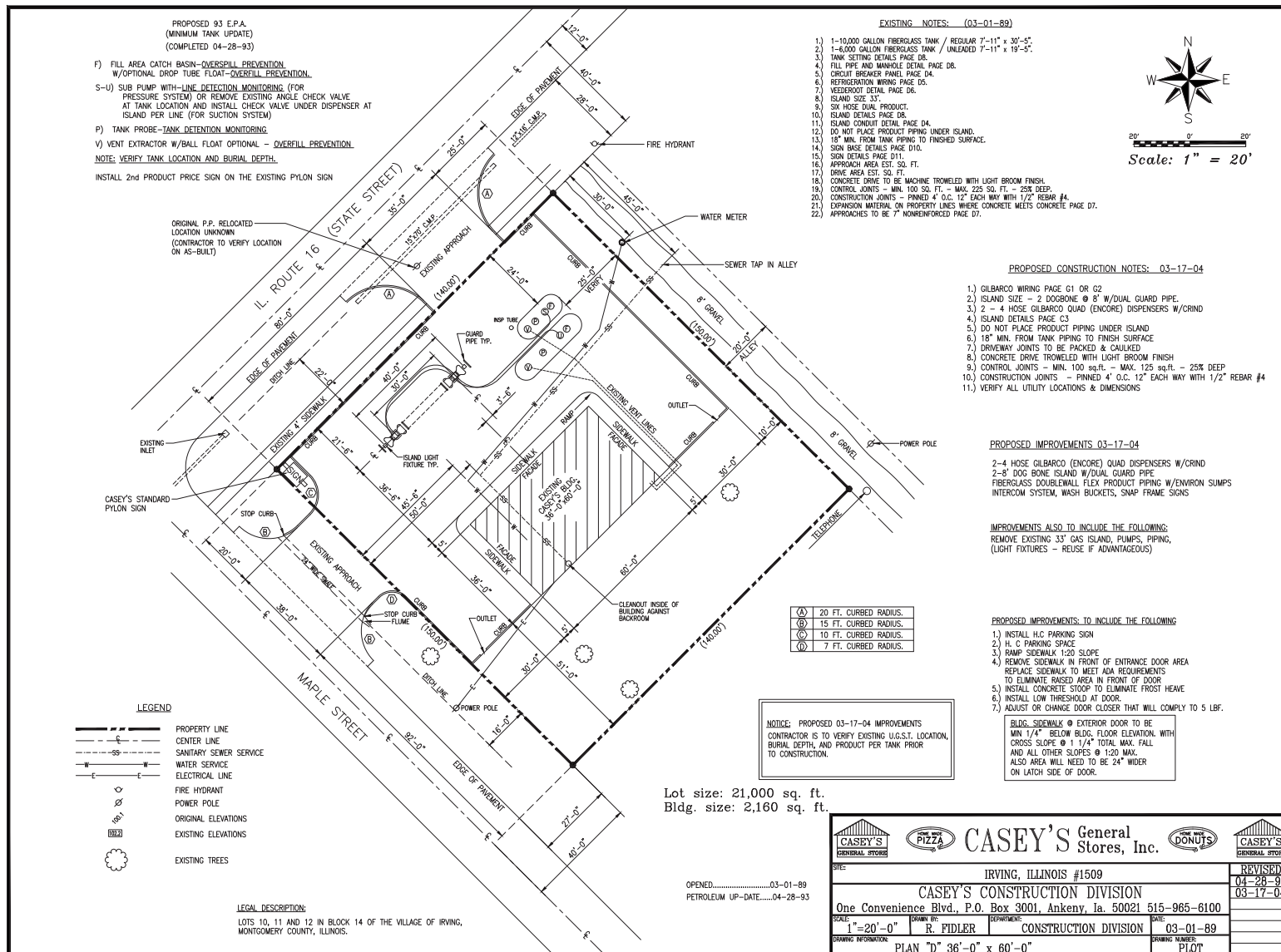
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MARKET AERIAL

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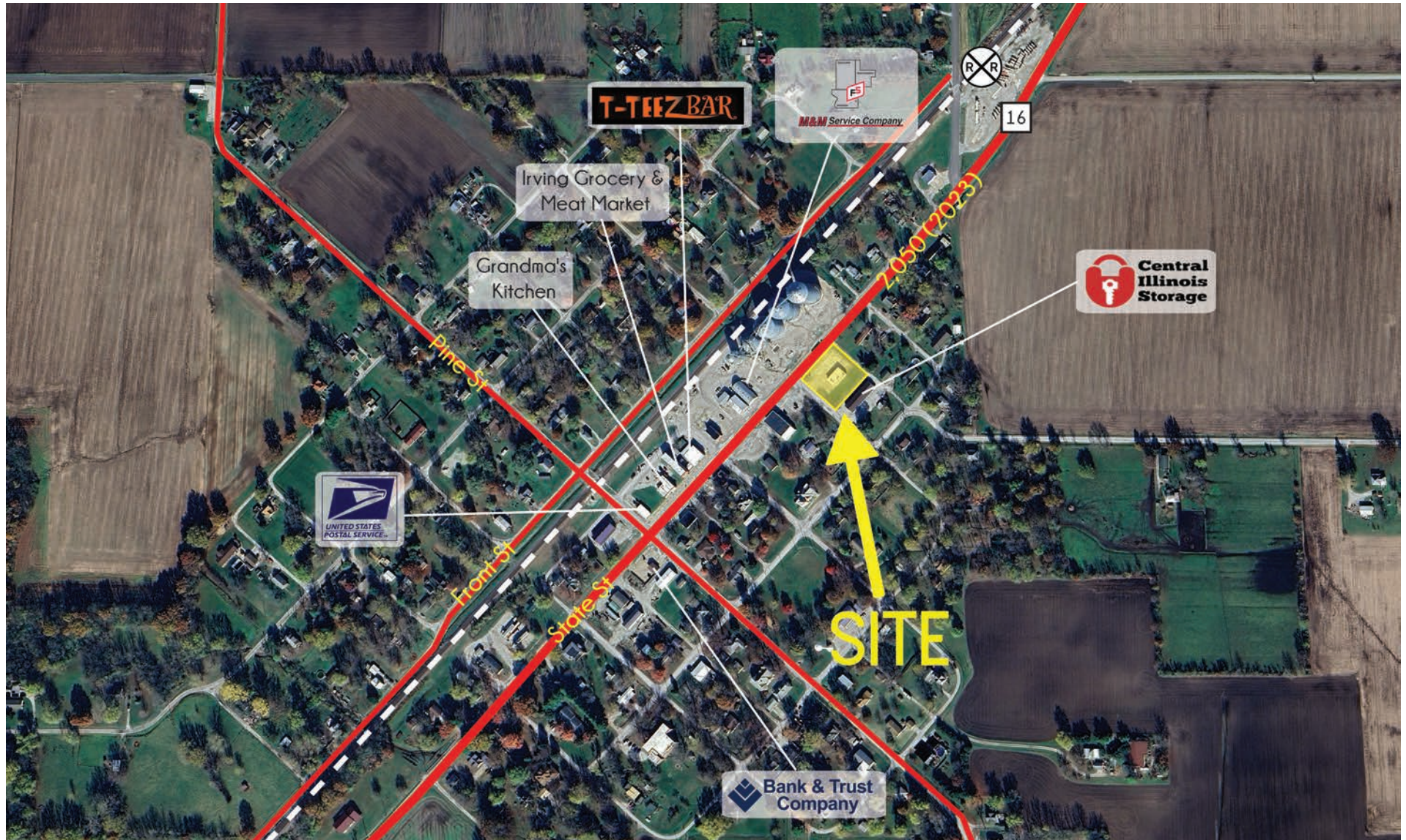
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