



# 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



# 308 E STATE ST.

## DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION  
REBECCA THESSSEN

314.282.9836 (DIRECT)




314.620.0093 (MOBILE)

RTHESSSEN@L3CORPORATION.COM



- 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**

# 308 E STATE ST.

## SURVEY

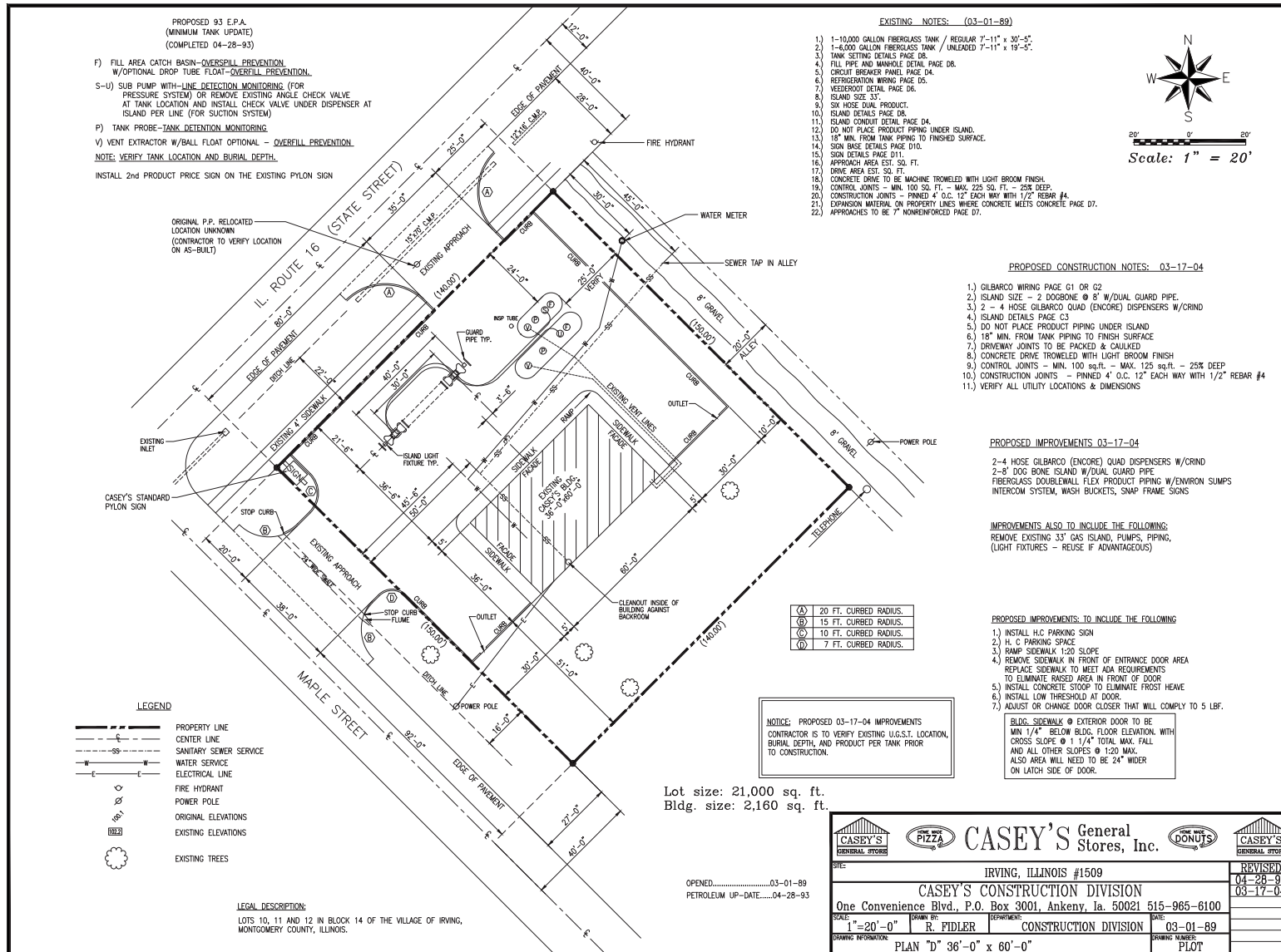
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## MARKET AERIAL

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