



122 W STATE HWY 133

OAKLAND, IL 61943

\$150,000 (\$2.78/SF) FOR 1.24 AC OF GROUND
DIRECTLY ADJACENT TO CASEY'S GENERAL STORE



122 W STATE HWY 133

DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION
REBECCA THESEN

314.282.9836 (DIRECT)




314.620.0093 (MOBILE)

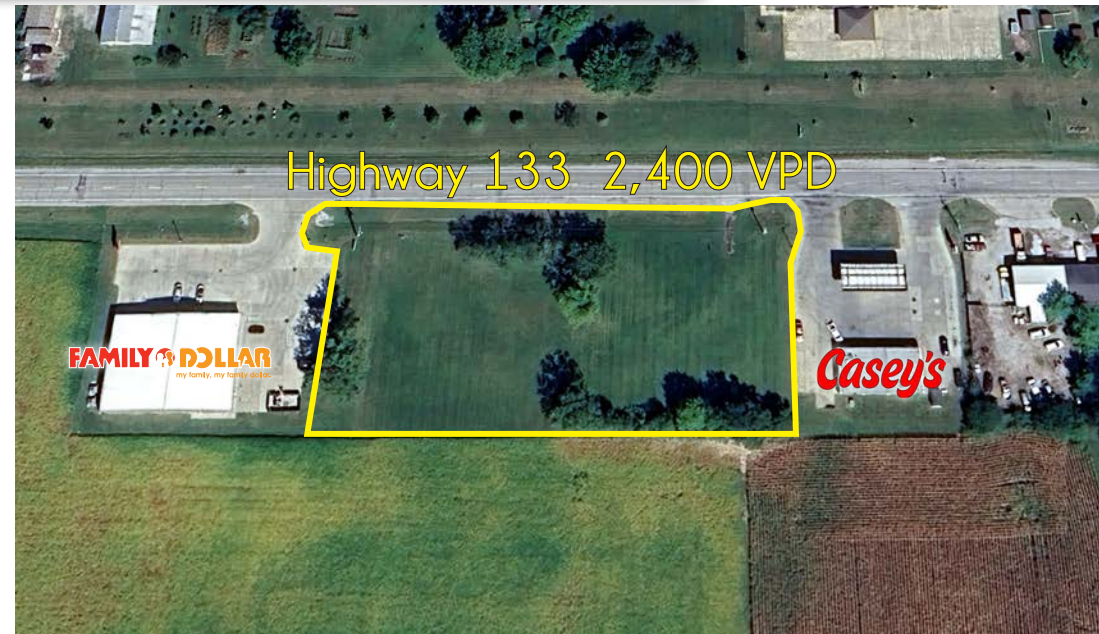
RTHESEN@L3CORPORATION.COM



- ADJACENT TO CASEY'S, BENEFITING FROM CONSISTENT DAILY VEHICLE TRIPS AND CUSTOMER DRAW
- HIGH VISIBILITY AND FRONTAGE ALONG STATE HIGHWAY 133, THE PRIMARY COMMERCIAL CORRIDOR THROUGH OAKLAND
- DIRECT ACCESS ALONG A PRIMARY EAST-WEST CORRIDOR CONNECTING TO U.S. ROUTE 45 AND I-57, SERVING BOTH LOCAL AND COMMUTER TRAFFIC
- UTILITIES AVAILABLE NEARBY, INCLUDING ELECTRIC, WATER, AND SEWER CONNECTIONS
- SURROUNDING LAND USES INCLUDE NEIGHBORHOOD RETAIL, LIGHT COMMERCIAL, AND RESIDENTIAL
- LEVEL, CLEARED PARCEL WITH UTILITIES NEARBY, SUPPORTING EASE OF FUTURE DEVELOPMENT

POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 760	<u>3 MILES</u> 1,074	<u>5 MILES</u> 1,527
HOUSEHOLDS		<u>1 MILE</u> 342	<u>3 MILES</u> 478	<u>5 MILES</u> 671
AVG HH INCOME		<u>1 MILE</u> \$61,117	<u>3 MILES</u> \$63,106	<u>5 MILES</u> \$68,526



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.

122 W STATE HWY 133

SURVEY

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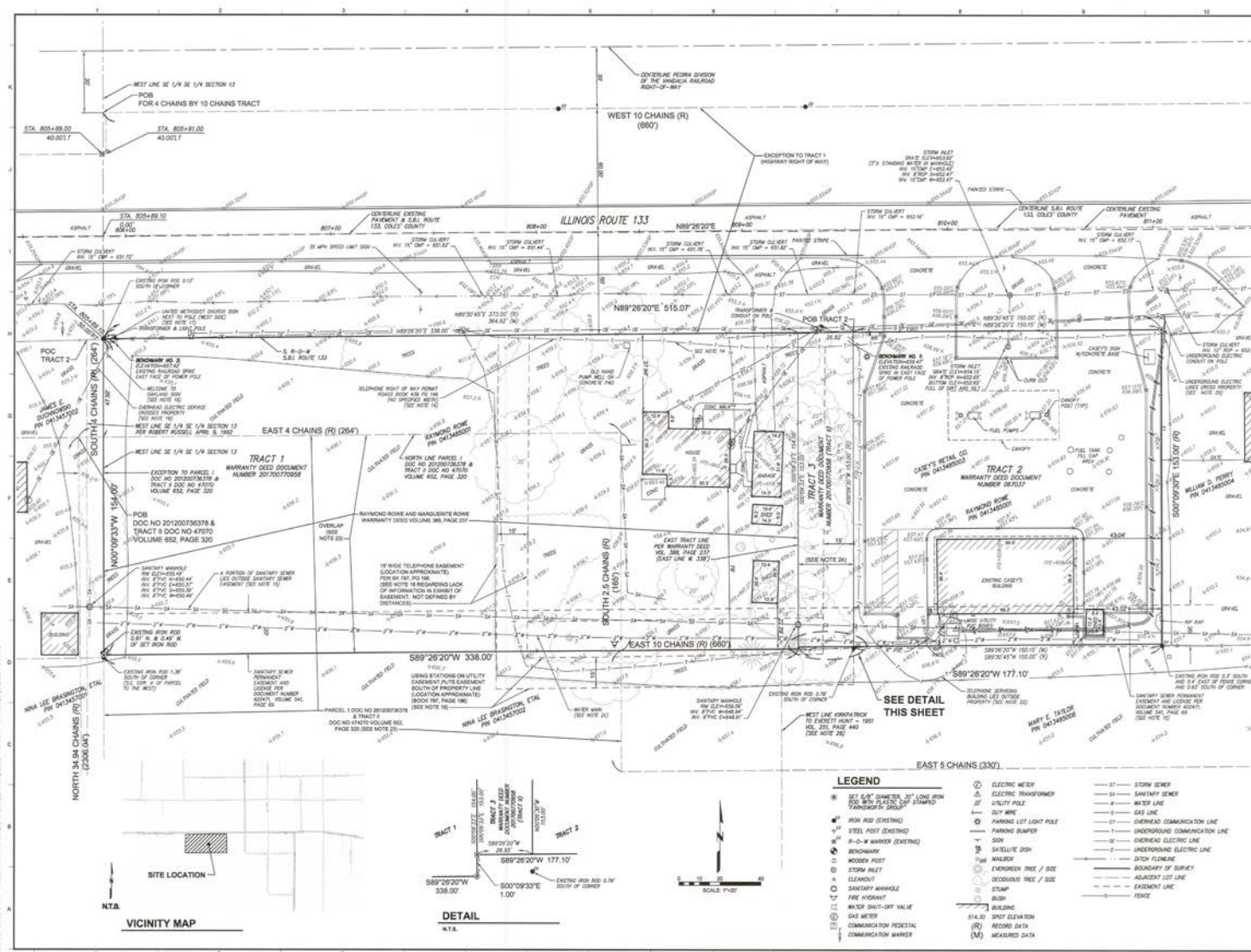
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Farnsworth
GROUP

2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821
(317) 352-7428 / info@fng.com

Engineers | Architects | Surveyors | Scientists

4. Date: 06/02/17
5. Description: 122 W STATE HWY 133
6. Project Name: 122 W STATE HWY 133

PROJECT
CASEY'S
RETAIL COMPANY

EXISTING CASEY'S
SITE ADDRESS:
110 W. STATE
HIGHWAY 133
OAKLAND, IL 61943

CITY OF OAKLAND
COLES COUNTY, ILLINOIS

Date: 06/02/17
Design/Drawn: JAN/SOS
Reviewed: WLM
Field Book No.: 136

ALTA / NSPS
LAND TITLE SURVEY

1
OF 2

Project No.: 0161730.01

122 W STATE HWY 133

MARKET AERIAL

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