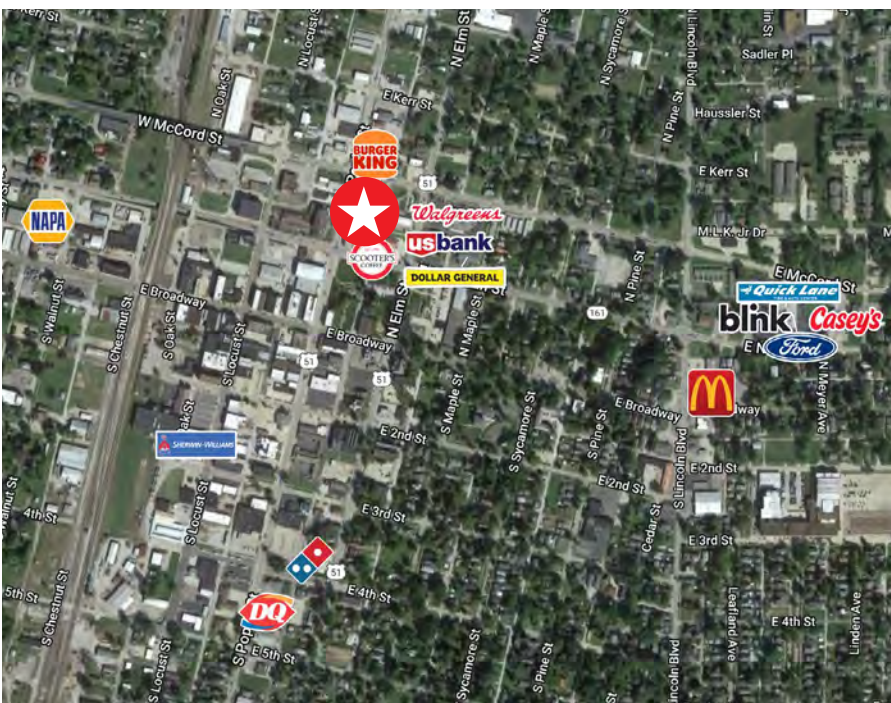




FREESTANDING VACANT CVS

225 North Poplar Street, Centralia, IL

Stand-alone Former CVS at High Visibility Lighted Intersection



REDUCED SALE PRICE:
\$1.199 Million

SIZE:
Building: 10,880 SF
Land: 1.327 Acres

- DETAILS:**
- Built in 2001
 - Sits between (2) Signalized Intersections
 - Combined AADT of 22,000 at the signalized intersection of IL-161 and N Poplar Street
 - 4 Ingress/egress points (from every side of the block)
 - CVS Operated in the property until 2023
 - Existing Drive-Thru
 - EPDM roof system
 - 11'6" ceiling heights
 - Fire protection system
 - 65 Parking spaces



CASEY HOWARD
HARBERT RETAIL

choward@harbertrealty.com | 205.202.0814

ALVIN RODENBOSTEL
ARC REAL ESTATE GROUP

700 Commerce Drive, Suite 110 Oak Brook, IL 60523
630.908.5701 | www.arcgrp.com

For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

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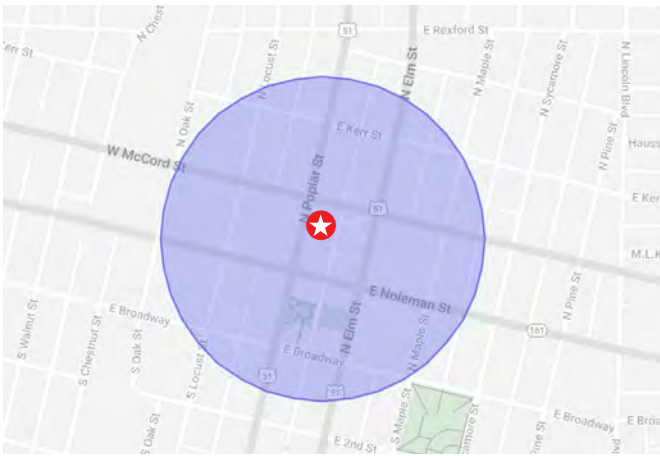
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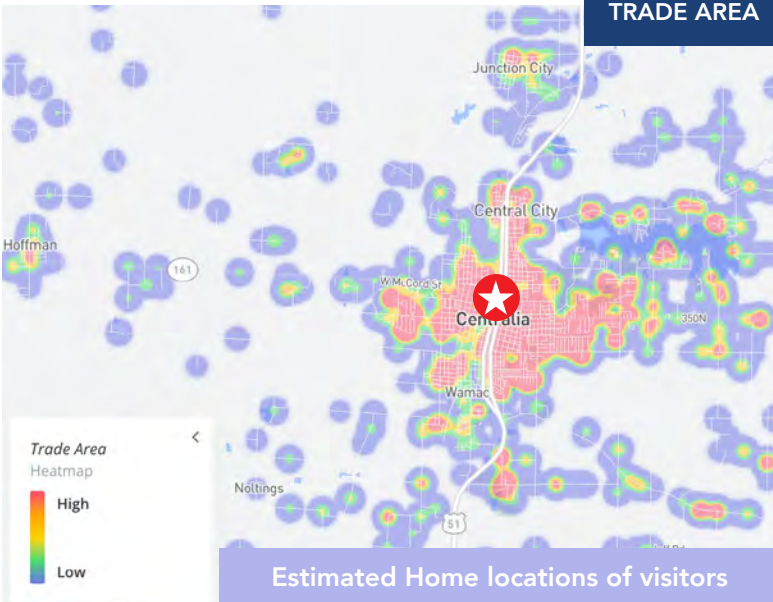
12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	637.8K
Visitors	90.2K
Visit Frequency	7.62x
Avg Dwell Time	60 minutes

637.8K
VISITS

60 MINUTE
AVG DWELL TIME

90.2K
VISITORS



TRADE AREA

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2023 Estimated Population	7,044	16,116	20,212

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Estimated Households	2,871	6,744	8,011

INCOME	1 MILE	3 MILES	5 MILES
2023 Estimated Average Household Income	\$61,543	\$70,820	\$71,630

Estimated Home locations of visitors



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