

For Sale

Heartland Commercial Real Estate

252 Southwoods Ctr

Columbia, IL 62236



PROPERTY FEATURES

- Price \$229,000
- Year Built 2002
- Property Type Office
- Property Sub-type Medical
- Sale Type Owner User
- Lot Size 0.89 AC
- Parking Ratio 4.16/1,000 SF

FOR MORE INFORMATION

Terry E. Heimann

Principal / Managing Broker

Terry.Heimann@hl-commercial.com

Heartland Commercial Real Estate

1007 North Main Street

Columbia, IL 62236

618-281-1000

www.hl-commercial.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Property Details

A 2,400 sqft Office building. Open floor plan on one side and walled offices on the other side of the building. Can be divided into two suites. Kitchen, 2 restrooms, 2 AC condensers, 2 furnaces, 2 water heaters. Owner would consider a long term lease as well.

Price: \$249,000

- New paint
- New flooring
- Executive offices

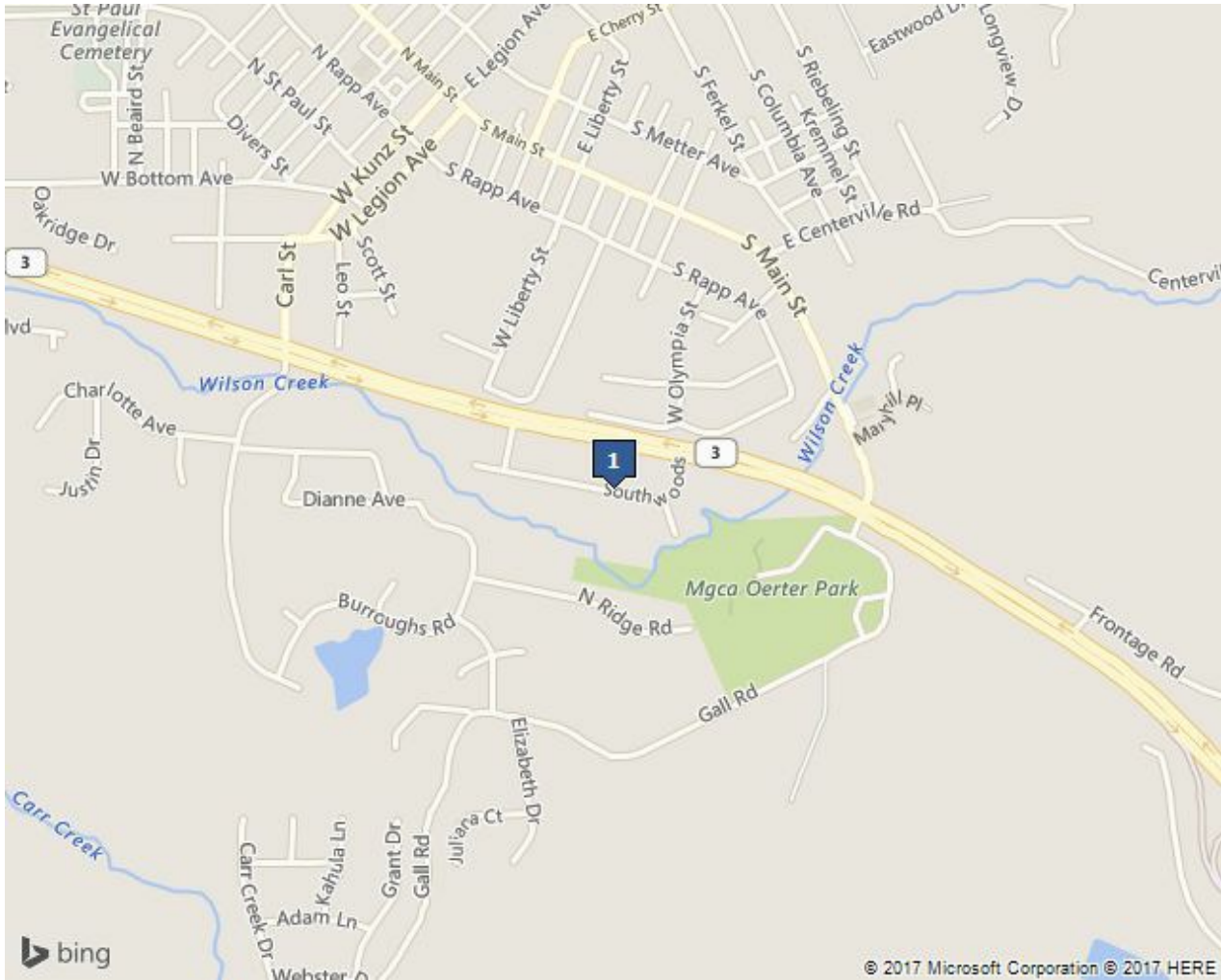
View the full listing here: <http://www.crelisting.net/Rok2NgX6w/?StepID=107>

Price:	\$249,000
Building Size:	2,400 SF
Price/SF:	\$103.75
Property Type:	Office
Property Sub-type:	Office Building
Additional Sub-types:	Institutional/Governmental, Medical Office, Office- Business Park
Property Use Type:	Vacant/Owner-User
Commission Split:	3%
Occupancy:	0%
No. Stories:	1

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Location



Location Description

Located in Columbia, IL, the building is visible from Route 3 and is part of a professional office park.

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Property Photos



Front elevation



Building Photo

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Property Photos



Building Photo



Building Photo

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Property Photos



Building Photo



Building Photo

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Property Photos



Building Photo



Building Photo

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Property Photos



Building Photo



Building Photo

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Property Photos



Building Photo



Building Photo

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Property Photos



Building Photo



Building Photo

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Property Photos



Building Photo



Building Photo

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Property Photos



Interior Photo



Rear elevation

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Property Photos



One of the AC condensers



1 of 2 kitchen nooks

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Property Photos



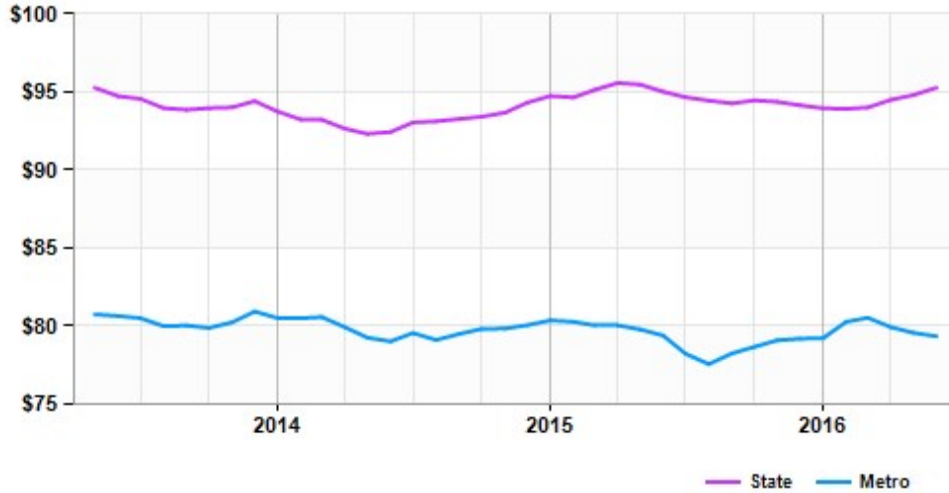
2 of 2 kitchen nooks

252 Southwoods Ctr

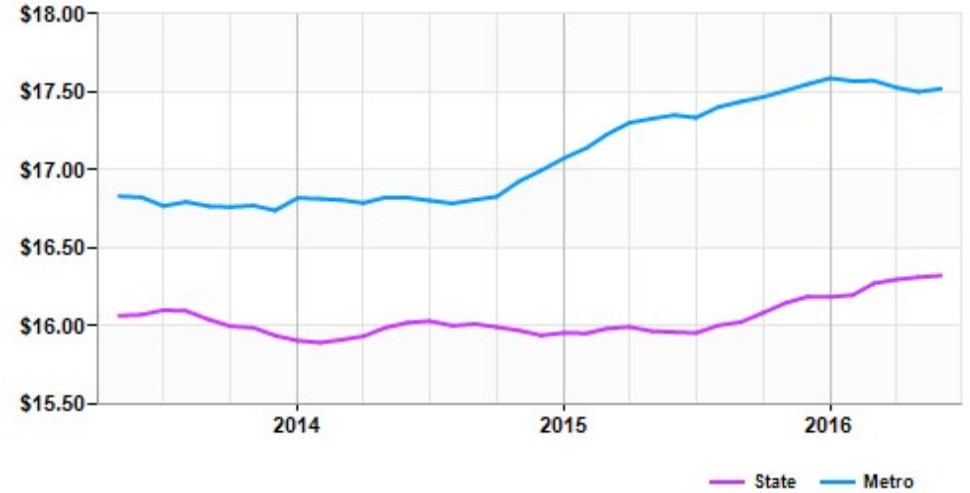
252 Southwoods Ctr, Columbia, IL 62236

Market Trends

Asking Prices Office for Sale Columbia, IL (\$/SF)



Asking Rent Office for Lease Columbia, IL (\$/SF/Year)



		Jun 16	vs. 3 mo. prior	Y-O-Y
—	State	\$95	+1.4%	+0.3%
—	Metro	\$79	-1.5%	-0.1%

		Jun 16	vs. 3 mo. prior	Y-O-Y
—	State	\$16.32	+0.3%	+2.3%
—	Metro	\$17.52	-0.3%	+1.0%

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	1,804	6,113	7,750
2015 Female Population	1,907	6,348	7,984
% 2015 Male Population	48.61%	49.06%	49.26%
% 2015 Female Population	51.39%	50.94%	50.74%
2015 Total Population: Adult	2,919	9,525	12,149
2015 Total Daytime Population	3,913	12,013	14,344
2015 Total Employees	1,787	5,333	5,971
2015 Total Population: Median Age	41	41	42
2015 Total Population: Adult Median Age	50	50	51
2015 Total population: Under 5 years	182	638	794
2015 Total population: 5 to 9 years	220	818	1,004
2015 Total population: 10 to 14 years	250	950	1,148
2015 Total population: 15 to 19 years	222	851	1,036
2015 Total population: 20 to 24 years	264	675	835
2015 Total population: 25 to 29 years	243	616	776
2015 Total population: 30 to 34 years	227	737	892
2015 Total population: 35 to 39 years	202	725	918
2015 Total population: 40 to 44 years	237	839	1,031
2015 Total population: 45 to 49 years	247	949	1,190
2015 Total population: 50 to 54 years	284	1,021	1,367
2015 Total population: 55 to 59 years	298	1,034	1,327

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	193	724	954
2015 Total population: 65 to 69 years	146	498	712
2015 Total population: 70 to 74 years	134	369	503
2015 Total population: 75 to 79 years	124	360	471
2015 Total population: 80 to 84 years	132	316	381
2015 Total population: 85 years and over	106	341	395
% 2015 Total population: Under 5 years	4.90%	5.12%	5.05%
% 2015 Total population: 5 to 9 years	5.93%	6.56%	6.38%
% 2015 Total population: 10 to 14 years	6.74%	7.62%	7.30%
% 2015 Total population: 15 to 19 years	5.98%	6.83%	6.58%
% 2015 Total population: 20 to 24 years	7.11%	5.42%	5.31%
% 2015 Total population: 25 to 29 years	6.55%	4.94%	4.93%
% 2015 Total population: 30 to 34 years	6.12%	5.91%	5.67%
% 2015 Total population: 35 to 39 years	5.44%	5.82%	5.83%
% 2015 Total population: 40 to 44 years	6.39%	6.73%	6.55%
% 2015 Total population: 45 to 49 years	6.66%	7.62%	7.56%
% 2015 Total population: 50 to 54 years	7.65%	8.19%	8.69%
% 2015 Total population: 55 to 59 years	8.03%	8.30%	8.43%
% 2015 Total population: 60 to 64 years	5.20%	5.81%	6.06%
% 2015 Total population: 65 to 69 years	3.93%	4.00%	4.53%
% 2015 Total population: 70 to 74 years	3.61%	2.96%	3.20%

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	3.34%	2.89%	2.99%
% 2015 Total population: 80 to 84 years	3.56%	2.54%	2.42%
% 2015 Total population: 85 years and over	2.86%	2.74%	2.51%
2015 White alone	3,602	12,123	15,331
2015 Black or African American alone	30	73	91
2015 American Indian and Alaska Native alone	4	16	20
2015 Asian alone	16	85	92
2015 Native Hawaiian and OPI alone	n/a	n/a	n/a
2015 Some Other Race alone	15	55	64
2015 Two or More Races alone	44	109	136
2015 Hispanic	79	241	289
2015 Not Hispanic	3,632	12,220	15,445
% 2015 White alone	97.06%	97.29%	97.44%
% 2015 Black or African American alone	0.81%	0.59%	0.58%
% 2015 American Indian and Alaska Native alone	0.11%	0.13%	0.13%
% 2015 Asian alone	0.43%	0.68%	0.58%
% 2015 Native Hawaiian and OPI alone	0.00%	0.00%	0.00%
% 2015 Some Other Race alone	0.40%	0.44%	0.41%
% 2015 Two or More Races alone	1.19%	0.87%	0.86%
% 2015 Hispanic	2.13%	1.93%	1.84%
% 2015 Not Hispanic	97.87%	98.07%	98.16%

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	3,700	9,599	12,603
2015 Not Hispanic: Black or African American alone	2	8	26
2015 Not Hispanic: American Indian and Alaska Native alone	1	14	19
2015 Not Hispanic: Asian alone	6	30	38
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	n/a	n/a
2015 Not Hispanic: Some Other Race alone	n/a	1	4
2015 Not Hispanic: Two or More Races	20	46	69
% 2015 Not Hispanic: White alone	98.38%	98.07%	97.99%
% 2015 Not Hispanic: Black or African American alone	0.05%	0.08%	0.20%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.03%	0.14%	0.15%
% 2015 Not Hispanic: Asian alone	0.16%	0.31%	0.30%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.00%	0.00%
% 2015 Not Hispanic: Some Other Race alone	0.00%	0.01%	0.03%
% 2015 Not Hispanic: Two or More Races	0.53%	0.47%	0.54%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Demographics

Population Change (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total Population	3,711	12,461	15,734
2015 Households	1,566	4,750	6,069
Population Change 2010-2015	-33	573	523
Household Change 2010-2015	-16	198	209
% Population Change 2010-2015	-0.88%	4.82%	3.44%
% Household Change 2010-2015	-1.01%	4.35%	3.57%
Population Change 2000-2015	-50	2,673	2,872
Household Change 2000-2015	-1	996	1,170
% Population Change 2000 to 2015	-1.33%	27.31%	22.33%
% Household Change 2000 to 2015	-0.06%	26.53%	23.88%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	1,637	3,881	5,081
2015 Occupied Housing Units	1,566	3,753	4,898
2015 Owner Occupied Housing Units	1,131	2,981	3,926
2015 Renter Occupied Housing Units	435	772	972
2015 Vacant Housings Units	71	128	183
% 2015 Occupied Housing Units	95.66%	96.70%	96.40%

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Demographics

Housing (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	72.22%	79.43%	80.16%
% 2015 Renter occupied housing units	27.78%	20.57%	19.84%
% 2000 Vacant housing units	4.34%	3.30%	3.60%

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$63,085	\$68,400	\$65,873
2015 Household Income: Average	\$80,635	\$85,990	\$82,937
2015 Per Capita Income	\$34,027	\$33,041	\$32,193
2015 Household income: Less than \$10,000	29	65	150
2015 Household income: \$10,000 to \$14,999	52	137	223
2015 Household income: \$15,000 to \$19,999	69	175	247
2015 Household income: \$20,000 to \$24,999	83	219	278
2015 Household income: \$25,000 to \$29,999	70	204	279
2015 Household income: \$30,000 to \$34,999	112	266	328
2015 Household income: \$35,000 to \$39,999	84	218	253
2015 Household income: \$40,000 to \$44,999	51	164	240
2015 Household income: \$45,000 to \$49,999	55	181	216
2015 Household income: \$50,000 to \$59,999	142	457	573
2015 Household income: \$60,000 to \$74,999	175	516	632
2015 Household income: \$75,000 to \$99,999	211	724	924
2015 Household income: \$100,000 to \$124,999	183	583	739
2015 Household income: \$125,000 to \$149,999	79	256	309
2015 Household income: \$150,000 to \$199,999	117	391	440

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	54	194	238
% 2015 Household income: Less than \$10,000	1.85%	1.37%	2.47%
% 2015 Household income: \$10,000 to \$14,999	3.32%	2.88%	3.67%
% 2015 Household income: \$15,000 to \$19,999	4.41%	3.68%	4.07%
% 2015 Household income: \$20,000 to \$24,999	5.30%	4.61%	4.58%
% 2015 Household income: \$25,000 to \$29,999	4.47%	4.29%	4.60%
% 2015 Household income: \$30,000 to \$34,999	7.15%	5.60%	5.40%
% 2015 Household income: \$35,000 to \$39,999	5.36%	4.59%	4.17%
% 2015 Household income: \$40,000 to \$44,999	3.26%	3.45%	3.95%
% 2015 Household income: \$45,000 to \$49,999	3.51%	3.81%	3.56%
% 2015 Household income: \$50,000 to \$59,999	9.07%	9.62%	9.44%
% 2015 Household income: \$60,000 to \$74,999	11.17%	10.86%	10.41%
% 2015 Household income: \$75,000 to \$99,999	13.47%	15.24%	15.22%
% 2015 Household income: \$100,000 to \$124,999	11.69%	12.27%	12.18%
% 2015 Household income: \$125,000 to \$149,999	5.04%	5.39%	5.09%
% 2015 Household income: \$150,000 to \$199,999	7.47%	8.23%	7.25%
% 2015 Household income: \$200,000 or more	3.45%	4.08%	3.92%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$426,953	\$1,311,148	\$1,663,742
2015 Jewelry stores	\$162,574	\$501,853	\$635,980
2015 Mens clothing stores	\$516,604	\$1,595,285	\$2,026,310
2015 Shoe stores	\$523,393	\$1,613,264	\$2,048,900

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$902,389	\$2,787,081	\$3,539,173
2015 Automobile dealers	\$7,167,028	\$22,252,581	\$28,232,127
2015 Automotive parts and accessories stores	\$1,388,618	\$4,303,544	\$5,464,857
2015 Other motor vehicle dealers	\$195,824	\$610,901	\$780,732
2015 Tire dealers	\$618,944	\$1,918,126	\$2,437,947
2015 Hardware stores	\$29,915	\$94,302	\$119,258
2015 Home centers	\$299,348	\$946,938	\$1,205,350
2015 Nursery and garden centers	\$368,691	\$1,161,076	\$1,475,430
2015 Outdoor power equipment stores	\$163,529	\$510,173	\$648,338
2015 Paint andwallpaper stores	\$34,078	\$107,639	\$137,190
2015 Appliance, television, and other electronics stores	\$963,352	\$3,003,134	\$3,811,190
2015 Camera andphotographic supplies stores	\$76,002	\$236,457	\$299,216
2015 Computer andsoftware stores	\$2,556,649	\$7,877,643	\$10,021,628
2015 Beer, wine, and liquor stores	\$447,512	\$1,381,175	\$1,752,612
2015 Convenience stores	\$1,937,209	\$5,950,104	\$7,555,696
2015 Restaurant Expenditures	\$1,864,167	\$5,779,958	\$7,337,170
2015 Supermarkets and other grocery (except convenience) stores	\$7,171,601	\$22,088,057	\$28,112,253
2015 Furniture stores	\$670,599	\$2,081,890	\$2,639,591
2015 Home furnishings stores	\$2,361,376	\$7,336,052	\$9,326,301
2015 General merchandise stores	\$12,353,824	\$38,395,211	\$48,753,749
2015 Gasoline stations with convenience stores	\$6,157,972	\$19,007,264	\$24,161,785

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$4,444,824	\$13,741,885	\$17,476,452
2015 Department stores (excl leased depts)	\$12,191,250	\$37,893,358	\$48,117,769
2015 General merchandise stores	\$12,353,824	\$38,395,211	\$48,753,749
2015 Other health and personal care stores	\$487,031	\$1,508,083	\$1,912,942
2015 Pharmacies and drug stores	\$1,925,362	\$5,957,750	\$7,579,551
2015 Pet and pet supplies stores	\$520,802	\$1,619,864	\$2,061,555
2015 Book, periodical, and music stores	\$82,280	\$255,641	\$324,469
2015 Hobby, toy, and game stores	\$219,376	\$679,841	\$867,134
2015 Musical instrument and supplies stores	\$23,455	\$72,976	\$92,233
2015 Sewing, needlework, and piece goods stores	\$43,094	\$133,061	\$169,150
2015 Sporting goods stores	\$225,440	\$699,380	\$886,076

252 Southwoods Ctr

252 Southwoods Ctr, Columbia, IL 62236

Broker Profile

terry.heimann@hl-commercial.com
(618) 580-6390

Heartland Commercial Real Estate

1007 North Main Street
Columbia, IL 62236

Terry Heimann

Terry serves as Principal and Managing Broker of Heartland Commercial Real Estate, an elite brokerage firm located in Southern Illinois. "For over a decade, I've delivered impactful solutions for clients by understanding their real estate goals and developing a solution tailored specifically to their needs. I began my career with BarberMurphy Group, where I helped grow the investment market segment exponentially." Terry has focused his real estate career on commercial, multifamily, office and retail markets, with an emphasis on investment opportunities. As an entrepreneur, he has grown other companies related to property management and software consulting, and he has participated in 1031 exchanges, urban infill redevelopment projects, all culminated with strong relations to the lending community. In 2017, he formed Heartland CRE along with a team of seasoned financial analysts, business development associates, and marketing experts. With a strong work ethic in many facets of life, Terry brings a wealth of knowledge and experience to all clients at Heartland CRE. "The key is to listen to the goals of your client, and then using an all-encompassing approach, turn those goals into reality so that it creates and preserves long-term wealth for the client."

Website:

<http://www.HL-Commercial.com>