

Elevate Your Business With 13,320/SF of Prime Space

| 344 EAST MORTON AVENUE | JACKSONVILLE, IL

Exclusively Listed by

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GARRISON GROUP KELLER WILLIAMS

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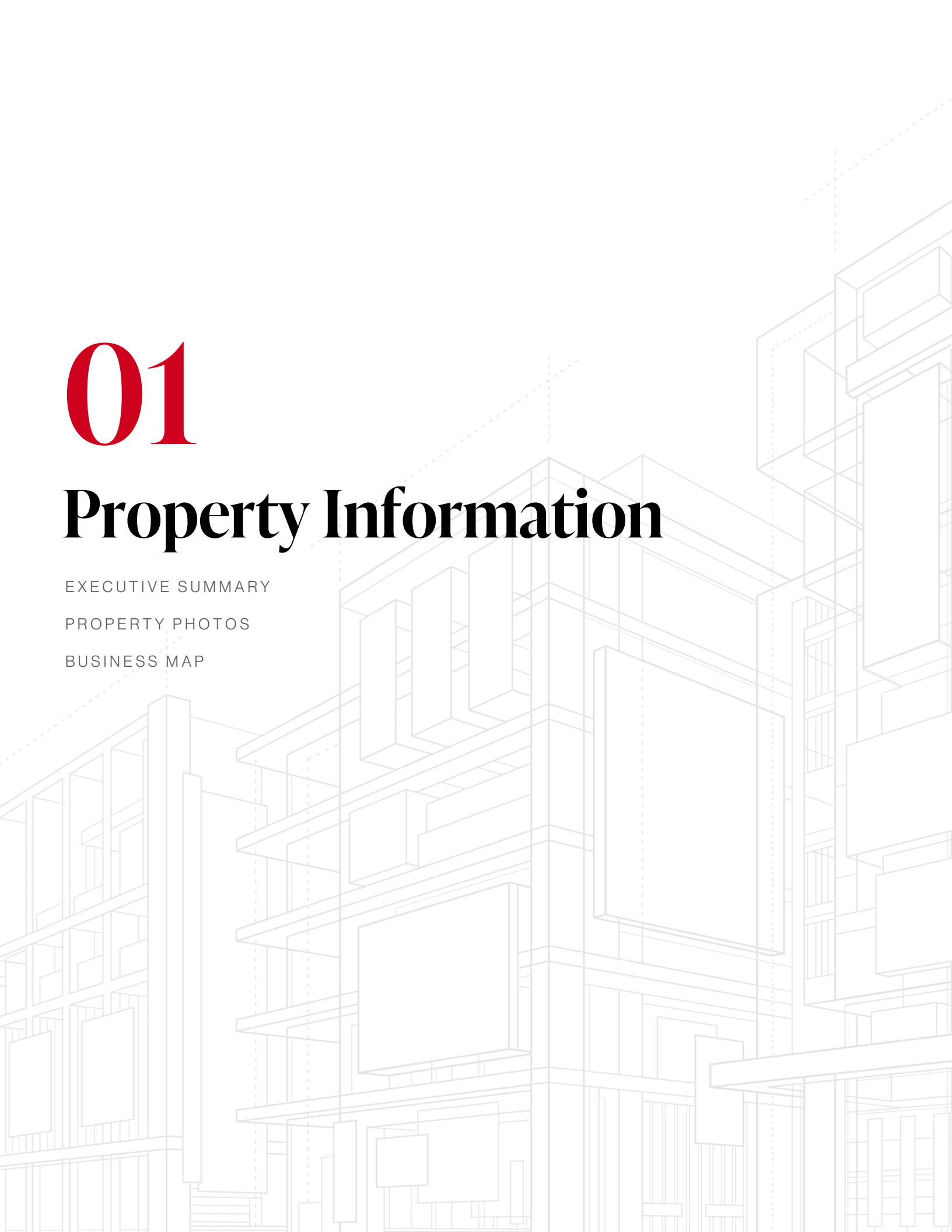
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Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

BUSINESS MAP

Executive Summary



Property Overview

Positioned along a high traffic corridor, this exceptional commercial opportunity offers both visibility and versatility in a prime location. Currently home to Jacksonville Flooring, a well - established, family-owned business, the property is now available for sale after many successful years of operation.

The offering includes a 13,320-sf building situated on a 0.76-acre parcel, featuring two warehouse structures on a single lot - ideal for owner-users, investors, or businesses seeking flexible space. Zoned B-3 (General Business District), the property supports a wide range of commercial uses. Functional features include two overhead dock doors (10x8 and 8x8), providing efficient access for shipping, receiving, and operations.

With its strong street presence, ample space, and established location, 344 E. Morton Ave presents a rare opportunity to acquire a high-performing commercial asset in a sought - after area.

Note: Some items negotiable with sale. Business an option to purchase.

Property Highlights

- High Traffic Count
- 20' ceilings
- 2 dock doors
- Zoned B-3
- 2 structures
- 1 parcel
- 09-21-315-024

Price:	\$475,000
Building SF:	13,320
Lot Size:	0.76 Acres
Rail Access:	N/A
Dock Door:	2
Warehouse SF:	13,320

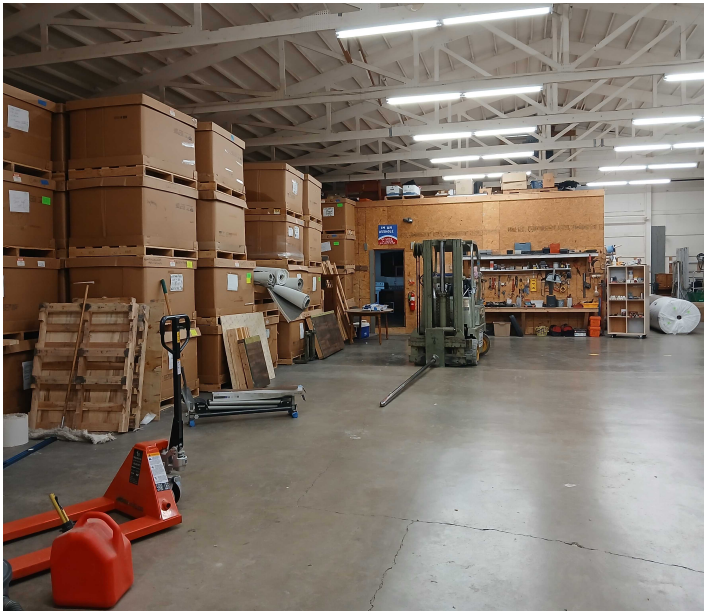
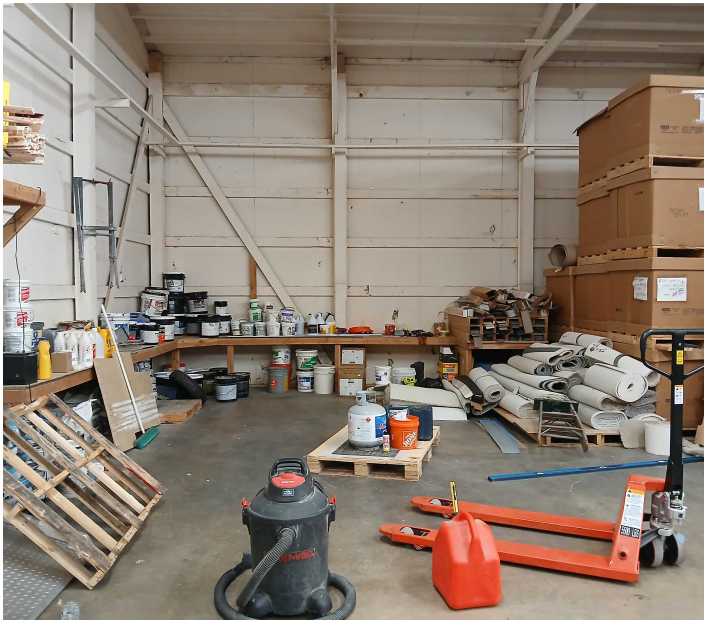
Property Photos



Property Photos



Property Photos



Property Photos



Business Map



M Morgan County Jail

United States Postal Service

SIU Medicine Center for Family Medicine |
Jacksonville

The Peachy Nest

Jacksonville

Main Street Trading Company Jewelers

Kluge Custom Upholstery

Ace Hardware of Jacksonville

Harvest Temple United Pntcstl

Viral Apparel LLC

Abigail's Flowers and Gifts

Barney's Pizza

Go Church

Walgreens

CVS

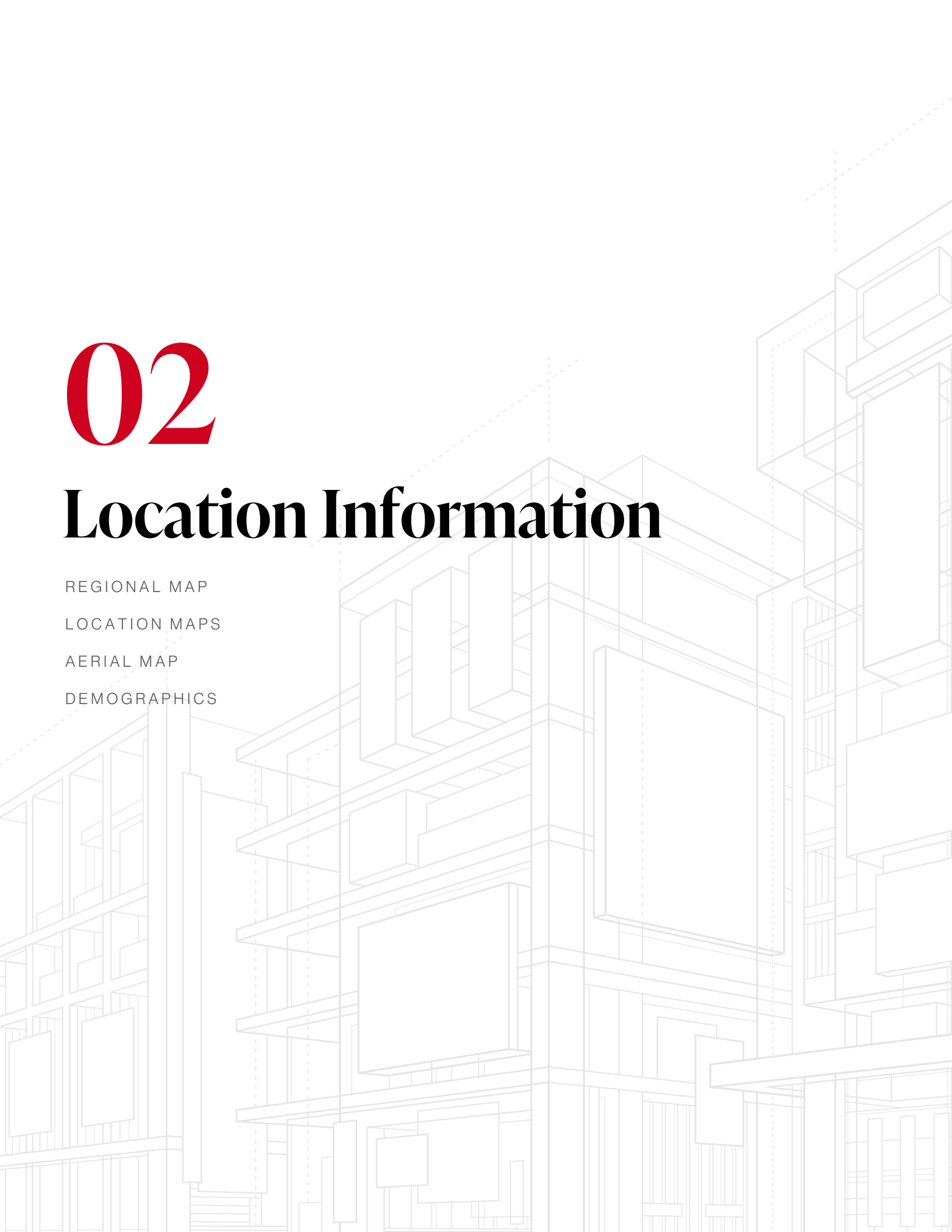
Kim's Place

Circle K

All Occasions Flowers & Gifts

Casey's

Primrose & Lace



02

Location Information

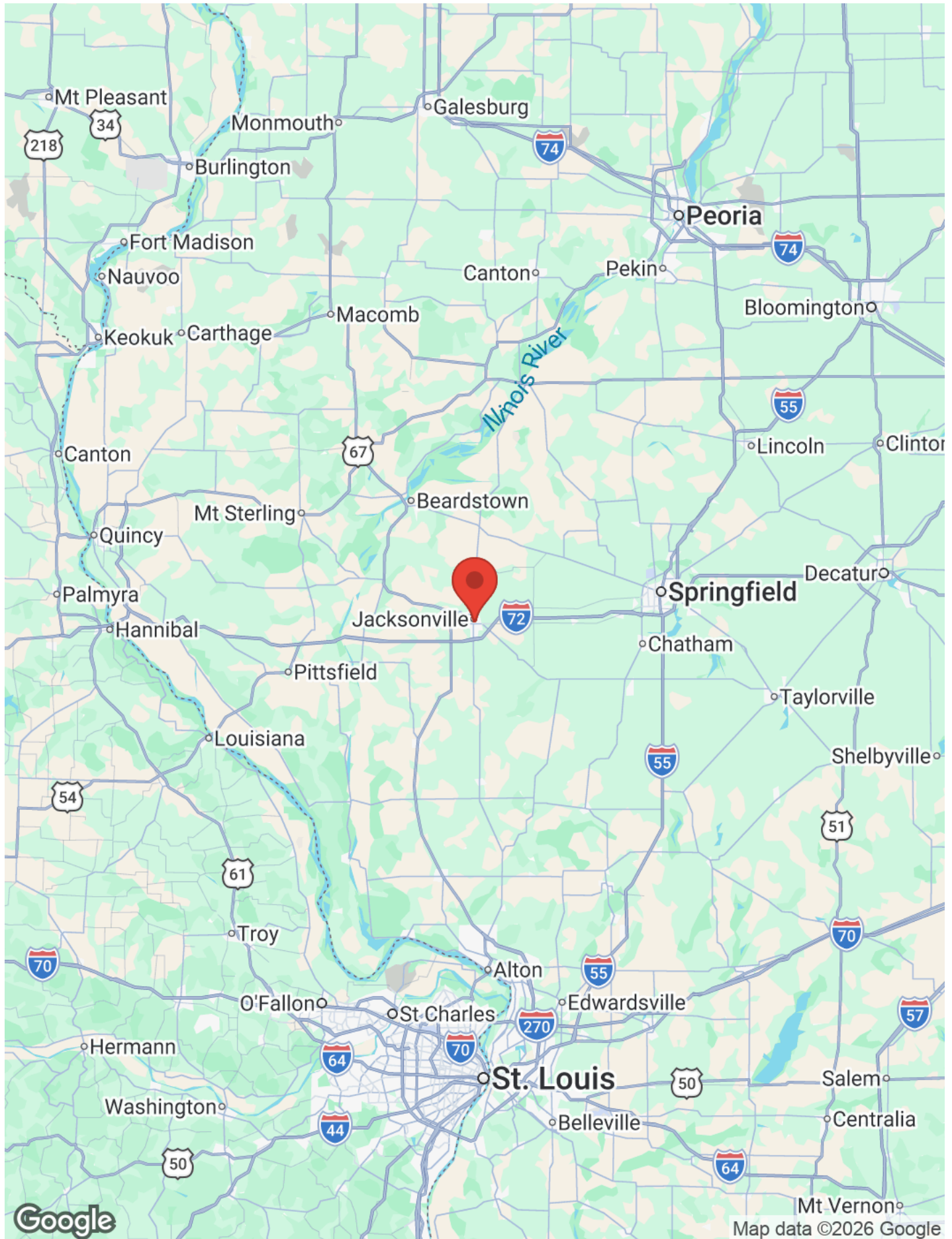
REGIONAL MAP

LOCATION MAPS

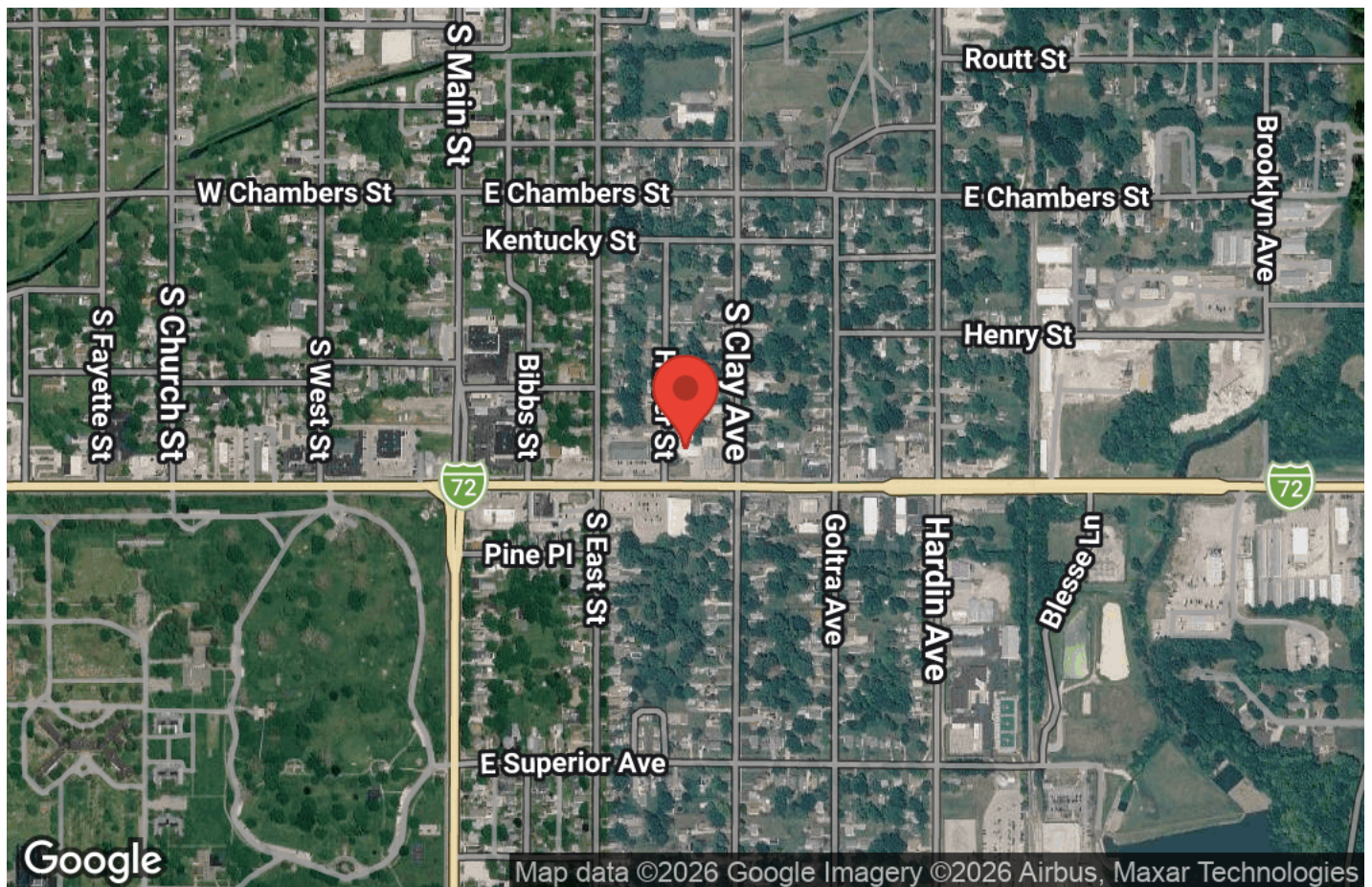
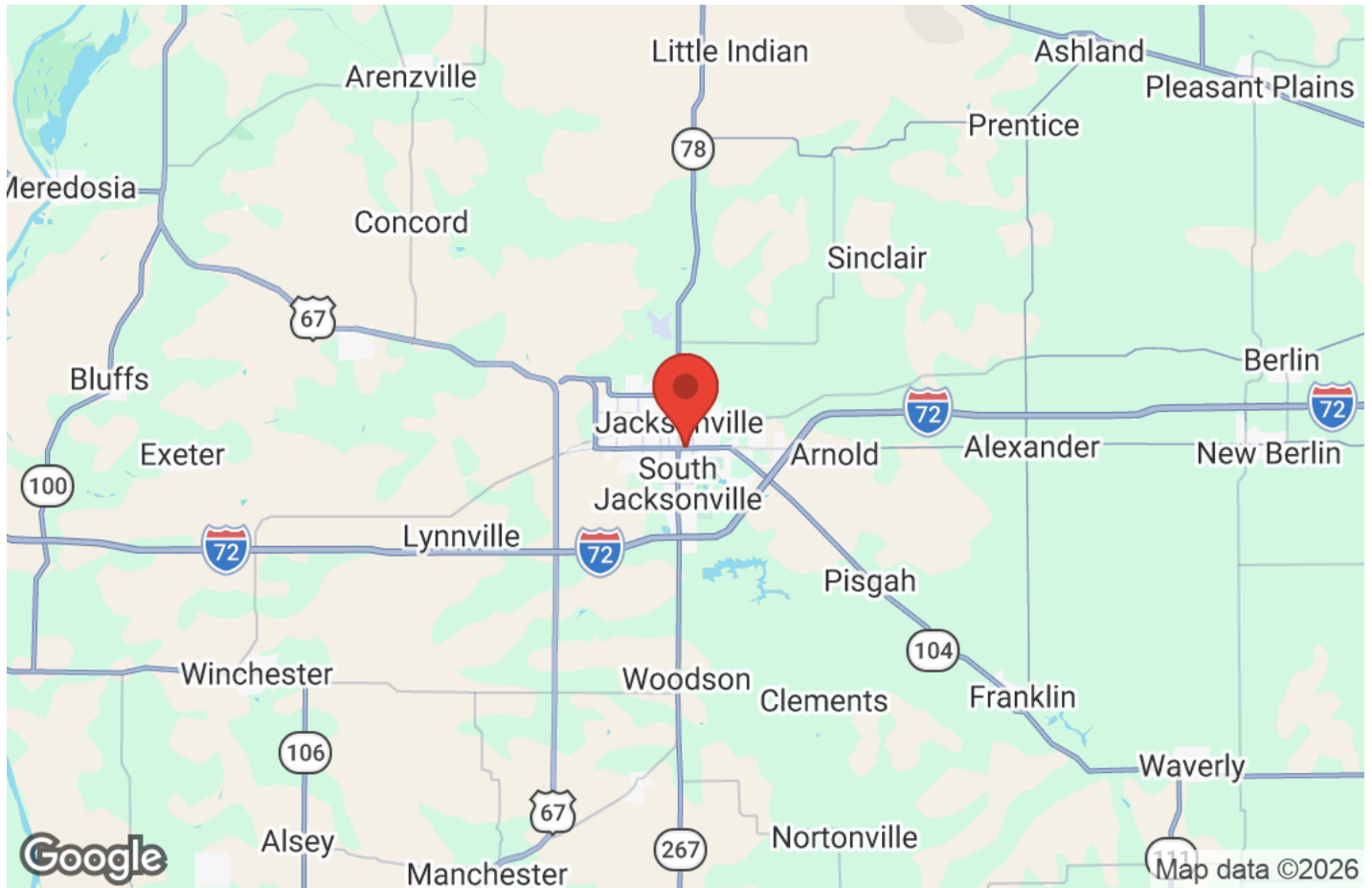
AERIAL MAP

DEMOGRAPHICS

Regional Map



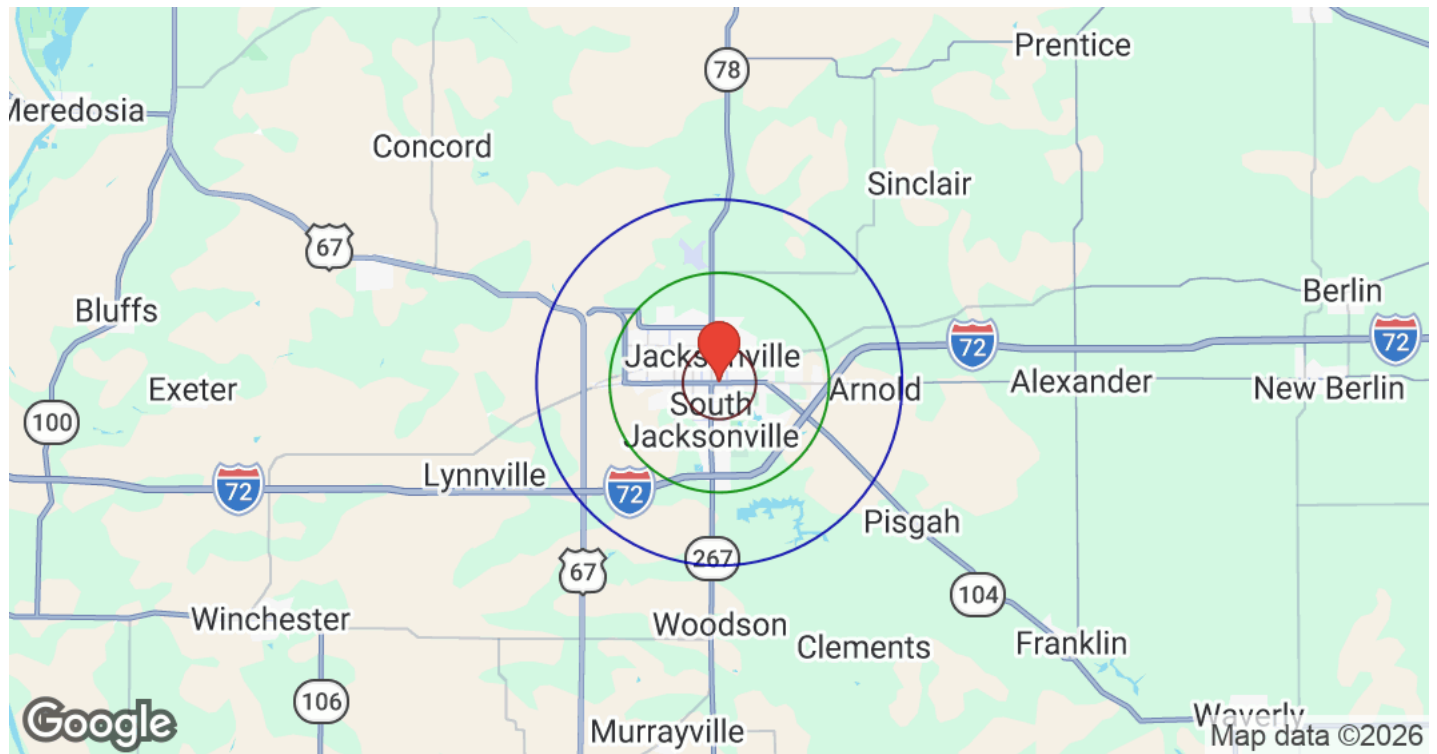
Location Maps



Aerial Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,237	12,106	12,711
	Female	3,153	9,670	10,239
	Total Population	7,390	21,776	22,950
Race / Ethnicity	White	6,014	18,000	19,117
	Black	758	2,112	2,123
	Am In/AK Nat	10	26	28
	Hawaiian	1	4	5
	Hispanic	336	860	879
	Asian	72	226	232
	Multiracial	191	527	551
	Other	7	17	18
Housing	Total Units	3,436	9,799	10,354
	Occupied	2,979	8,679	9,177
	Owner Occupied	1,603	5,259	5,676
	Renter Occupied	1,376	3,420	3,501
	Vacant	457	1,120	1,176
Age	Ages 0 - 14	1,077	3,258	3,434
	Ages 15 - 24	1,393	3,421	3,549
	Ages 25 - 54	2,787	7,992	8,374
	Ages 55 - 64	859	2,616	2,814
	Ages 65+	1,273	4,489	4,781
Income	Median	\$61,407	\$66,636	\$67,622
	Under \$15k	395	780	796
	\$15k - \$25k	245	738	767
	\$25k - \$35k	191	773	806
	\$35k - \$50k	423	1,162	1,216
	\$50k - \$75k	520	1,355	1,432
	\$75k - \$100k	512	1,287	1,359
	\$100k - \$150k	335	1,458	1,570
	\$150k - \$200k	183	550	588
	Over \$200k	175	578	643

Offering at \$475,000

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