

Great opportunity in a great Community

OFFERING MEMORANDUM | 225 SOUTH CLAY AVENUE | JACKSONVILLE, IL

Exclusively Listed by

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GARRISON GROUP KELLER WILLIAMS

739 S Fifth St
Springfield, IL 62703

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Property Summary



Property Summary

Building SF:	31,014
Lease Rate:	n/a
Lot Size:	1.46 Acres
Parking:	Parking on site
Price:	\$350,000
Year Built:	1920's
Zoning:	R-5

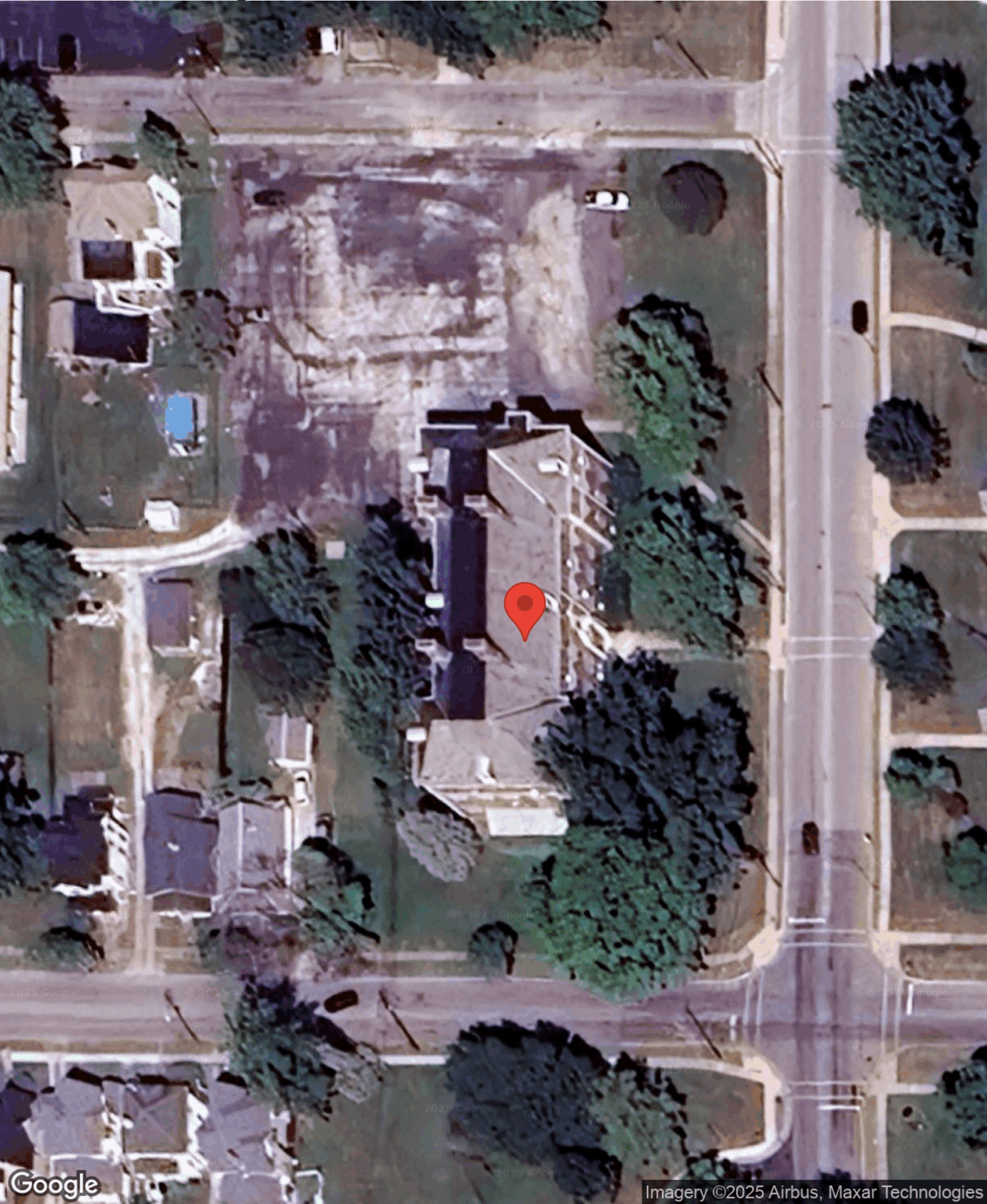
Property Overview

Former Macmurray hall building with over 30,000 Square Feet of space. Great location near the newly renovated Chapel and the Chapter II event center along with being a short walk to the downtown shops and restaurants. Currently houses several small office tenants and the Esprit de Corps Academy. Great layout with plenty of room for future office space, meeting rooms, and potentially retail or restaurant space. Building has an elevator, rebuilt boiler and some sections of the building have been repainted, and new flooring has been added. Great opportunity in a great community.

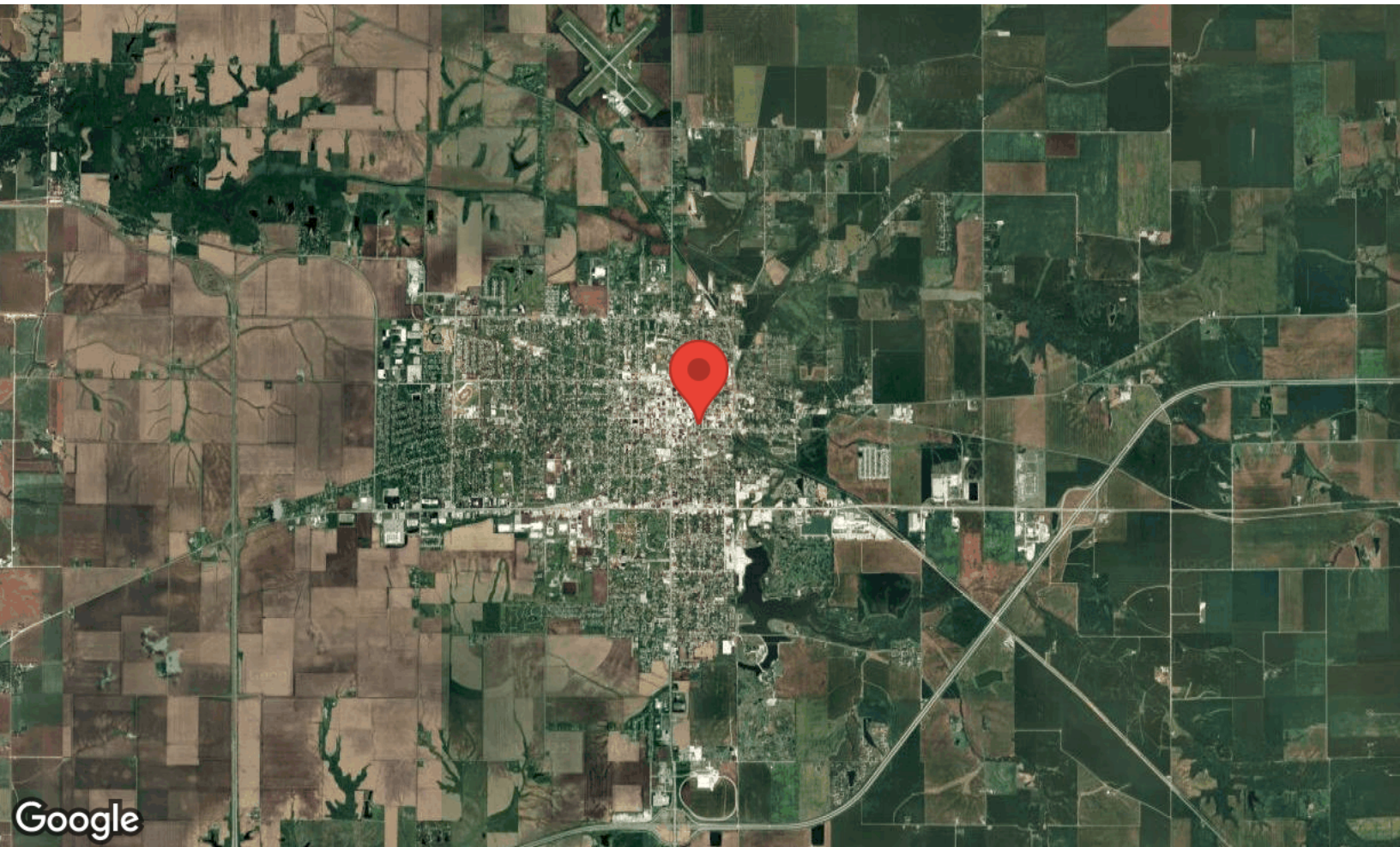
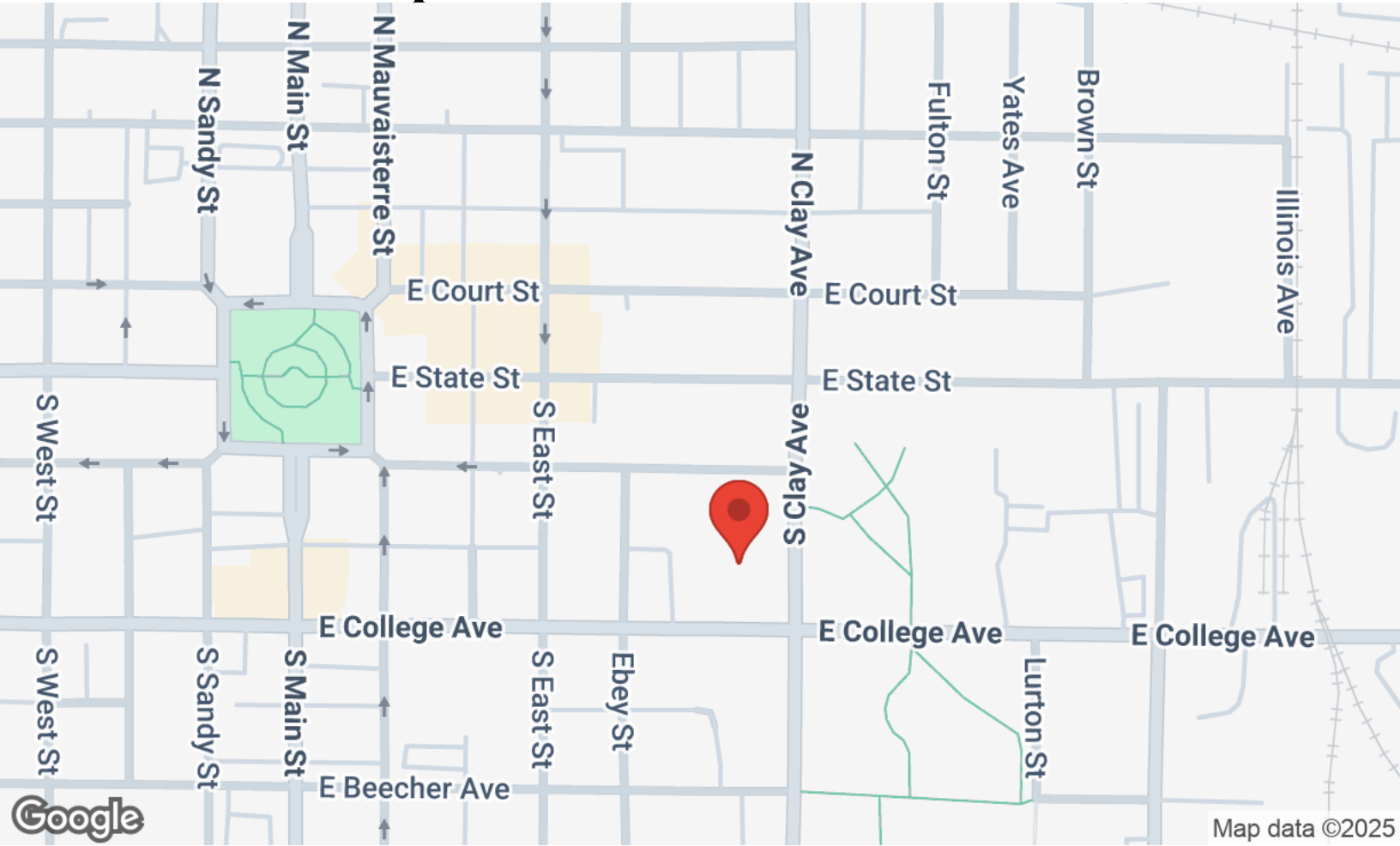
Location Overview

Jacksonville IL is a city with rich history and a vibrant community with a population of 17,616. Known for its historic district, which features well-preserved architecture and reflects the charm of bygone era. The City's economic development includes major employers like Reynolds Group Holdings and Nestle Beverage Company, and it is known for its outdoor spaces, such as Nichols Park and Lake Jacksonville.

Aerial Map



Location Maps



Property Photos



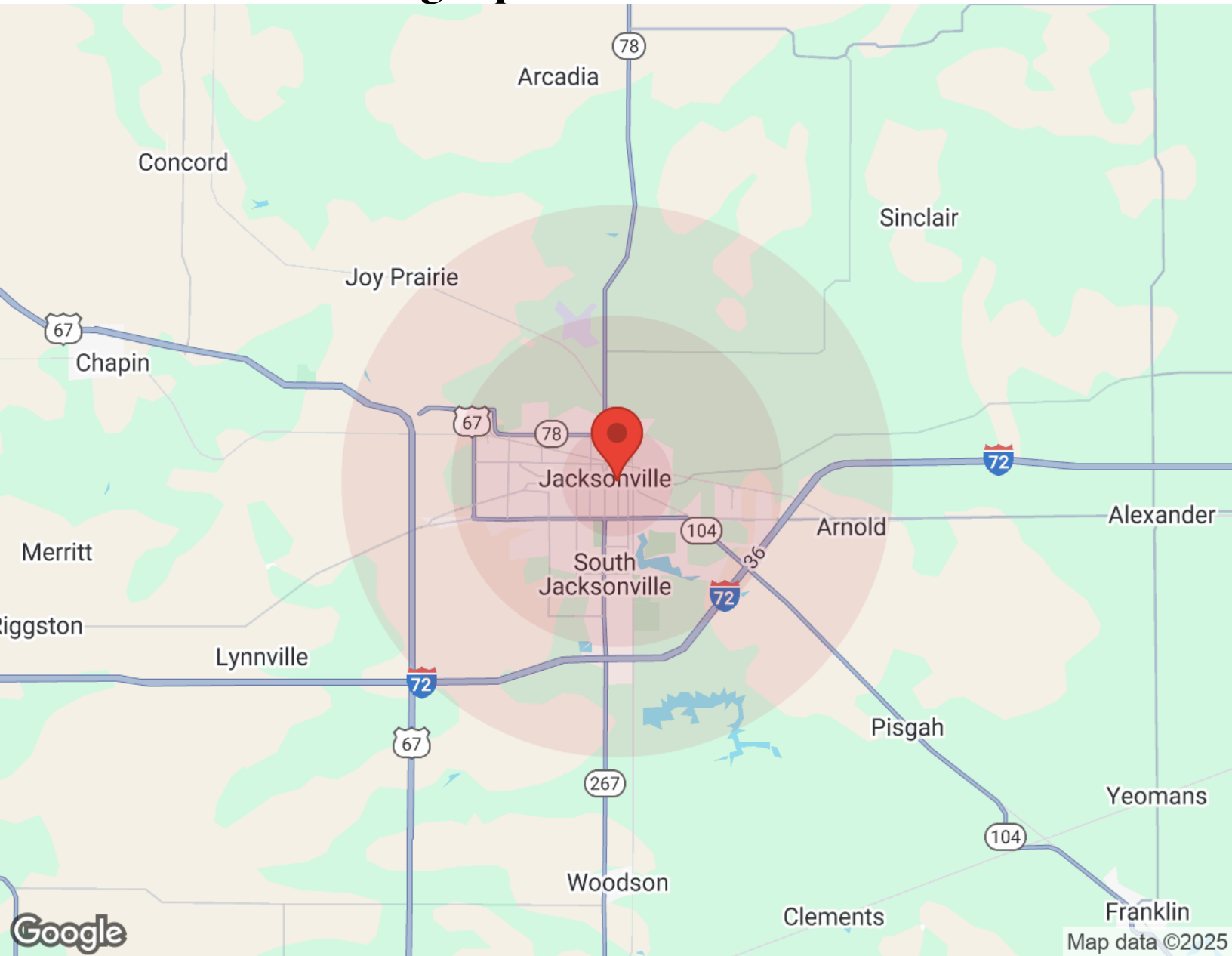
Property Photos



Property Photos

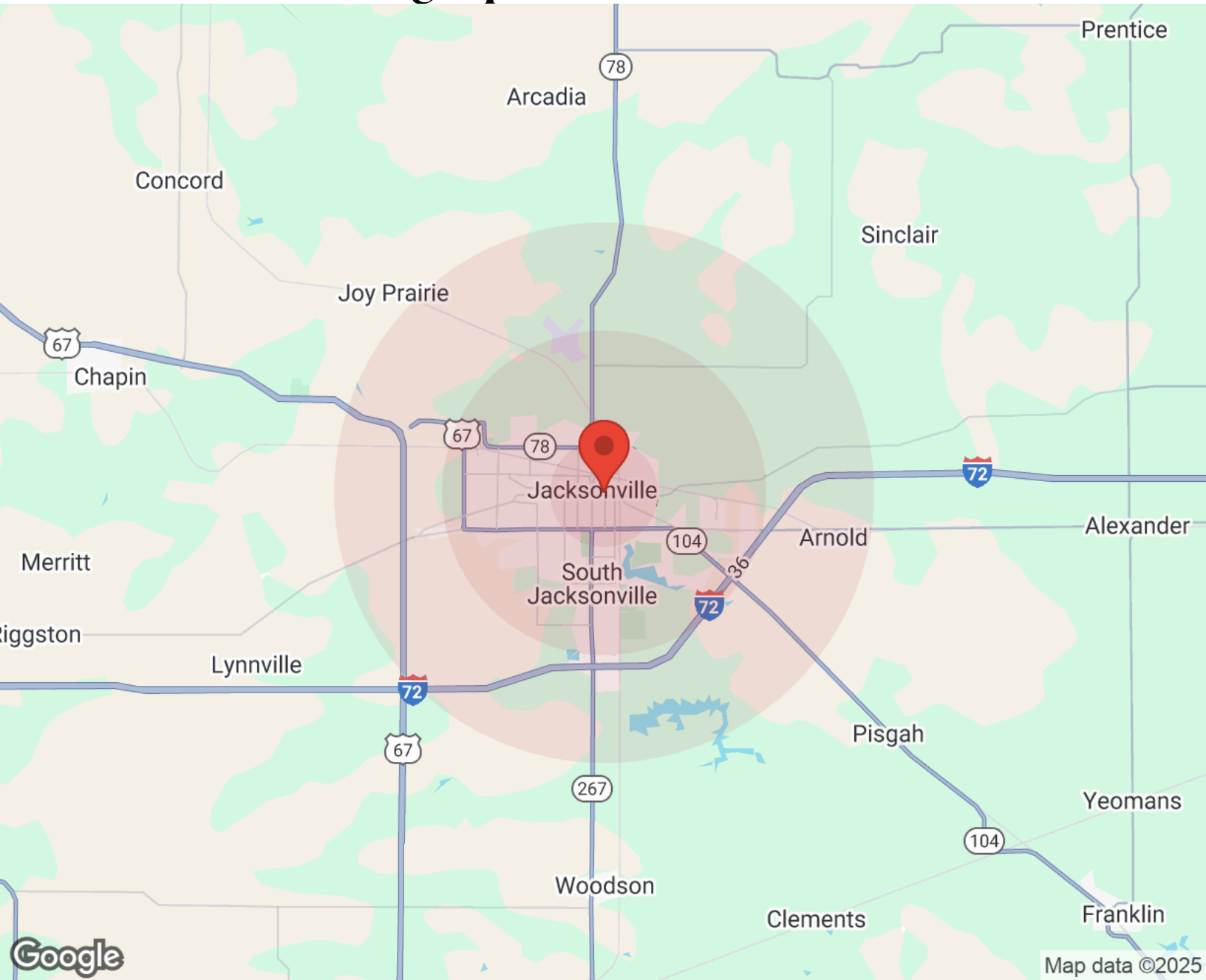


Detailed Demographics



Population	1 Mile	3 Miles	5 Miles
Male	4,440	12,106	12,691
Female	3,321	9,679	10,221
Total Population	7,761	21,785	22,912
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,530	9,775	10,305
Occupied	3,044	8,717	9,196
Owner Occupied	1,456	5,357	5,753
Renter Occupied	1,588	3,360	3,443
Vacant	486	1,058	1,109
Race	1 Mile	3 Miles	5 Miles
White	6,239	18,134	19,203
Black	855	2,022	2,037
Am In/AK Nat	10	26	25
Hawaiian	2	4	5
Hispanic	337	819	836
Asian	77	231	236
Multi-Racial	234	527	548
Other	6	20	21

Detailed Demographics



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	455	1,088	1,138	Median	\$49,299	\$63,230	\$64,208
Ages 5-9	381	1,106	1,163	< \$10,000	113	262	269
Ages 10-14	402	1,107	1,170	\$10,000-\$14,999	218	526	539
Ages 15-19	854	1,524	1,566	\$15,000-\$19,999	143	305	318
Ages 20-24	690	1,505	1,564	\$20,000-\$24,999	159	477	497
Ages 25-29	556	1,451	1,504	\$25,000-\$29,999	184	401	411
Ages 30-34	516	1,451	1,502	\$30,000-\$34,999	199	416	436
Ages 35-39	487	1,478	1,540	\$35,000-\$39,999	293	530	545
Ages 40-44	486	1,469	1,537	\$40,000-\$44,999	117	308	317
Ages 45-49	388	1,164	1,234	\$45,000-\$49,999	112	393	418
Ages 50-54	423	1,225	1,301	\$50,000-\$59,999	193	574	620
Ages 55-59	430	1,257	1,343	\$60,000-\$74,999	310	775	808
Ages 60-64	478	1,449	1,562	\$75,000-\$99,999	372	1,210	1,286
Ages 65-69	392	1,295	1,389	\$100,000-\$124,999	185	772	844
Ages 70-74	271	1,045	1,120	\$125,000-\$149,999	167	834	862
Ages 74-79	240	865	920	\$150,000-\$199,999	149	420	448
Ages 80-84	140	618	653	> \$200,000	130	515	576
Ages 85+	171	687	706				

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