

CASEY FLEX SPACE

922 IL 49 | Casey, IL

OFFERING MEMORANDUM



Casey Flex Space

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

CASEY FLEX SPACE

OFFERING SUMMARY

ADDRESS	922 IL 49 Casey IL 62420
COUNTY	Clark
MARKET	Charleston–Mattoon Micropolitan Area
NET RENTABLE AREA (SF)	2,400 SF
LAND ACRES	2.00
LAND SF	87,120 SF
YEAR BUILT	1998
YEAR RENOVATED	2023
APN	03111700300055
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$350,000
PRICE PSF	\$145.83

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
2025 Population	3,791	7,609	19,064
2025 Median HH Income	\$60,309	\$63,807	\$71,009
2025 Average HH Income	\$77,554	\$78,684	\$89,937



922 State Hwy 49 (Casey, IL)

- This well-positioned flex building offers a total of 2,400 square feet, split evenly between office and warehouse space. The 1,200-square-foot office section features three separate rooms along with a bathroom, laundry, and dry sink area, providing a functional layout for a variety of business uses. The adjoining 1,200-square-foot shop/warehouse space includes 11-foot ceiling heights, two 10-foot overhead doors, a wash bay with grease trap, permanent store shelter, melamine-paneled interior walls, and heating and cooling throughout. A full kitchen is also located within the warehouse portion, adding additional flexibility.
- The property is served by 200-amp electrical service, city water, and city sewer. Security lighting is already in place. Sitting on two acres, the site offers ample room for expansion—whether additional parking, storage, or future outbuildings.
- The location is excellent, with immediate access to I-70 just south of the property, providing exposure to over 20,000 vehicles per day. State Highway 49 itself averages more than 6,000 vehicles daily. Neighboring businesses include Dollar General and First Neighbor Bank, with nearby national retailers such as Pizza Hut, McDonald's, Subway, and Phillips 66 all in close proximity.
- Most recently utilized as a manufactured housing sales office, this property is adaptable for a wide range of business operations, combining functionality with a prime high-traffic location.





02

Location

- Location Summary
- Local Business Map
- Aerial View Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)

CASEY FLEX SPACE

Casey, IL

- Casey is a city in Clark and Cumberland counties in the U.S. state of Illinois. The population was 2,404 at the 2020 census.

The Cumberland County portion of Casey is part of the Charleston–Mattoon Micropolitan Statistical Area.

- Casey, Illinois may be a small town, but it's strategically positioned for business growth and opportunity. Located just off Interstate 70, Casey offers direct highway access connecting St. Louis to Indianapolis — putting your business within a few hours of two major metropolitan markets. With more than 20,000 vehicles passing daily on I-70 and another 6,000+ vehicles on State Highway 49, visibility and accessibility are unmatched for a town of this size.
- Casey is well-known as the “Big Things Small Town,” drawing tens of thousands of tourists annually with its Guinness World Record attractions. This steady visitor traffic generates a unique mix of local loyalty and out-of-town exposure, giving businesses an outsized reach compared to other rural Illinois communities.
- Beyond visibility, Casey offers a pro-business environment:
 - Affordable operating costs compared to larger markets.
 - Business-friendly local leadership that welcomes new employers and expansions.
 - A reliable local workforce rooted in strong Midwestern values, with access to additional labor pools from nearby Charleston, Mattoon, and Terre Haute.
 - Supportive community culture — in Casey, your business isn't just a tenant, it's a part of the fabric of the town.
- For employees and clients, Casey delivers quality of life with charm. The town is safe, family-friendly, and filled with unique restaurants, shops, and cultural attractions. Larger city amenities are a short drive away, but Casey offers the peace of small-town living with the convenience of major highway access.
- Whether you're seeking to expand, relocate, or launch a new concept, Casey gives you the perfect balance: big-city connectivity, small-town cost savings, and a nationally recognized identity that keeps people coming back.

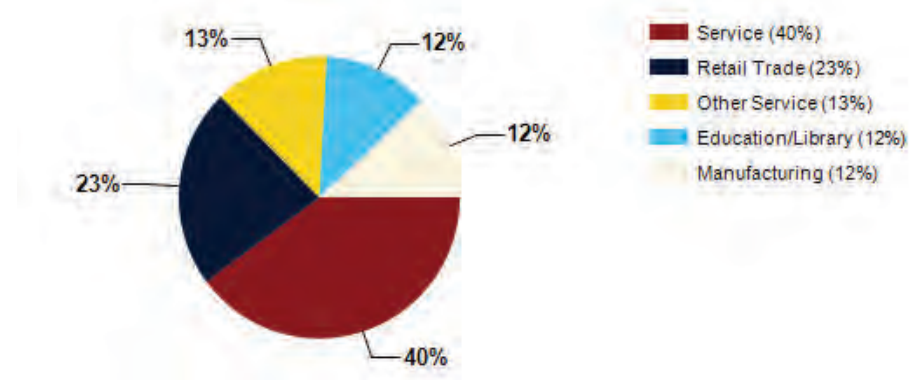
Cumberland County, IL

- Cumberland County is a county located in the U.S. state of Illinois. As of the 2020 census, the population was 10,450. Its county seat is Toledo. Cumberland County is part of the Charleston–Mattoon, IL Micropolitan Statistical Area.

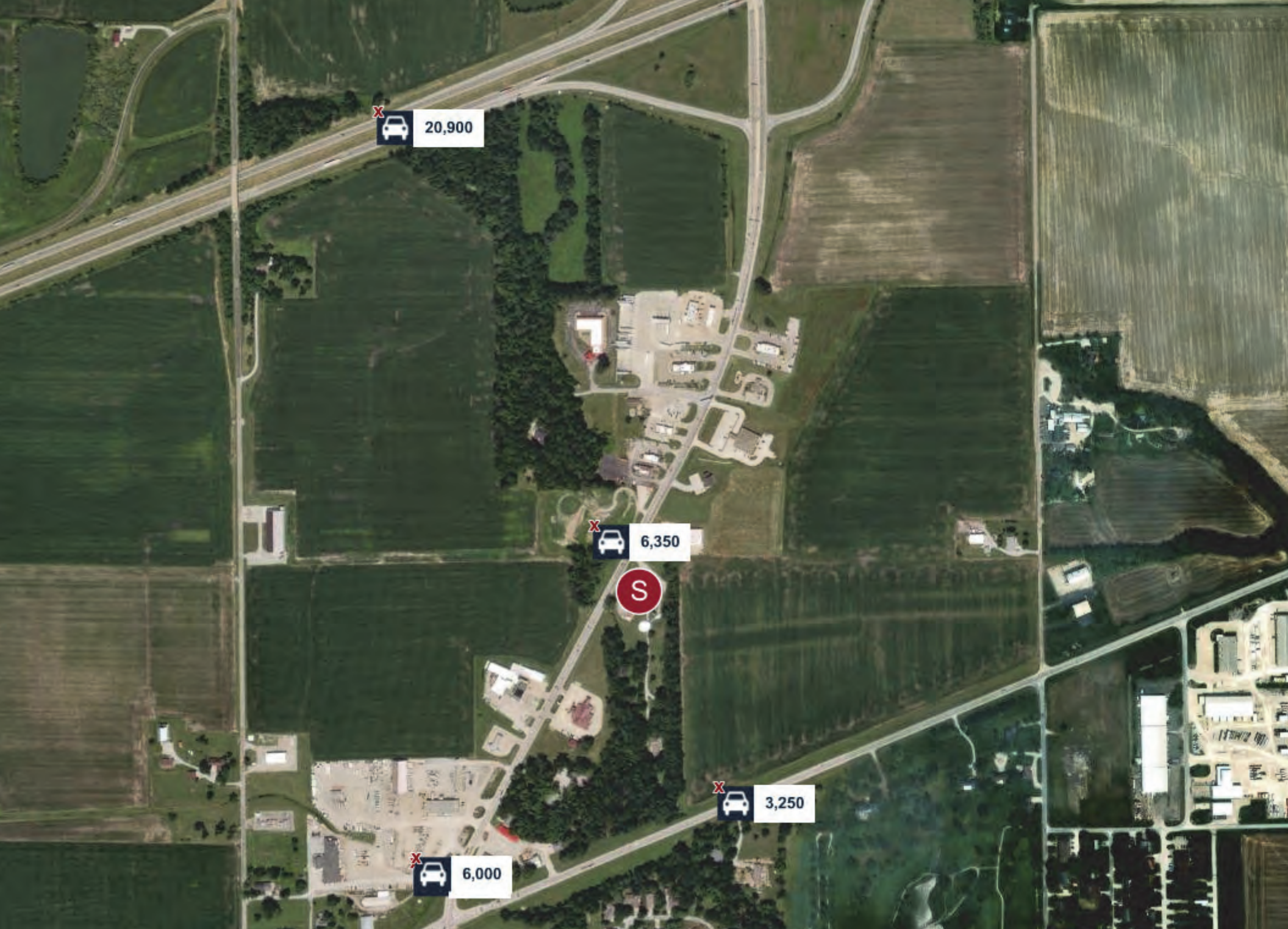
Clark County, IL

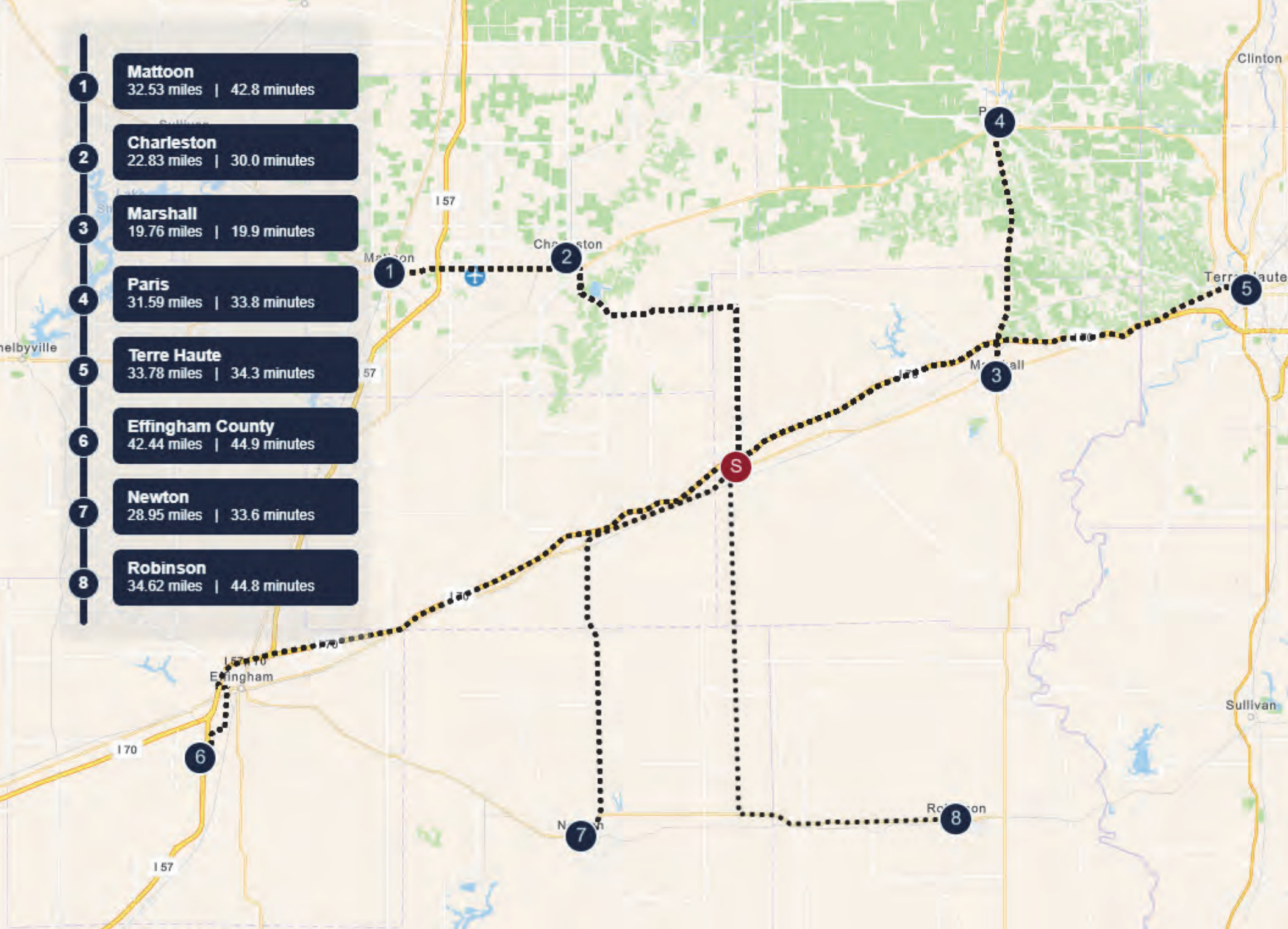
- Clark County is a county located in the southeastern part of U.S. state of Illinois, along the Indiana state line. As of the 2020 census, the population was 15,455. Its county seat is Marshall.

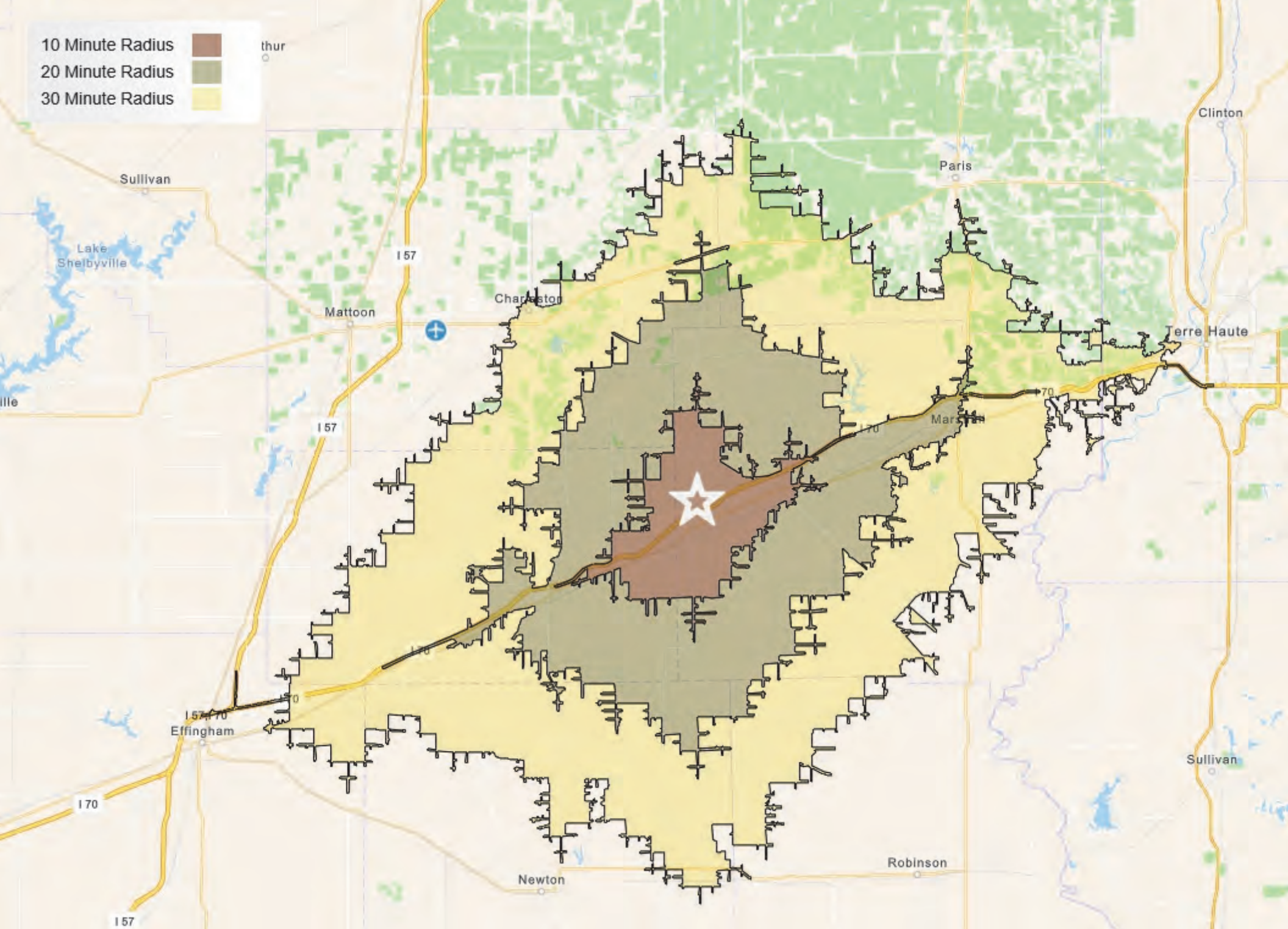
Major Industries by Employee Count











CASEY FLEX SPACE

Property Description

Property Features

Property Images

03

PROPERTY FEATURES

NET RENTABLE AREA (SF)	2,400
LAND SF	87,120
LAND ACRES	2.00
YEAR BUILT	1998
YEAR RENOVATED	2023
# OF PARCELS	1
ZONING TYPE	Improved Commercial
OFFICE SF	1200
MEZZANINE SF	0
OFFICE TO WAREHOUSE RATIO	1:1
BUILDING CLASS	B
LOCATION CLASS	A
CLEAN ROOM	N/A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	260 x 289 x 170 x 462 x 89
NUMBER OF PARKING SPACES	20
CEILING HEIGHT	11
DOCK HIGH DOORS	0
GRADE LEVEL DOORS	2
SKYLIGHTS	0
FENCED YARD	No

NEIGHBORING PROPERTIES

NORTH	Dollar General Store
SOUTH	First Neighbor Bank
EAST	Water Tower
WEST	Vacant Lot

MECHANICAL

HVAC	Central
FIRE SPRINKLERS	N/A
ELECTRICAL / POWER	200 Amp

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Vinyl Siding
PARKING SURFACE	Gravel
ROOF	Asphalt Shingles
LANDSCAPING	Limited



Approximate property boundaries for Parcel #1.



Large room #1



Large room #2



Smaller room #3



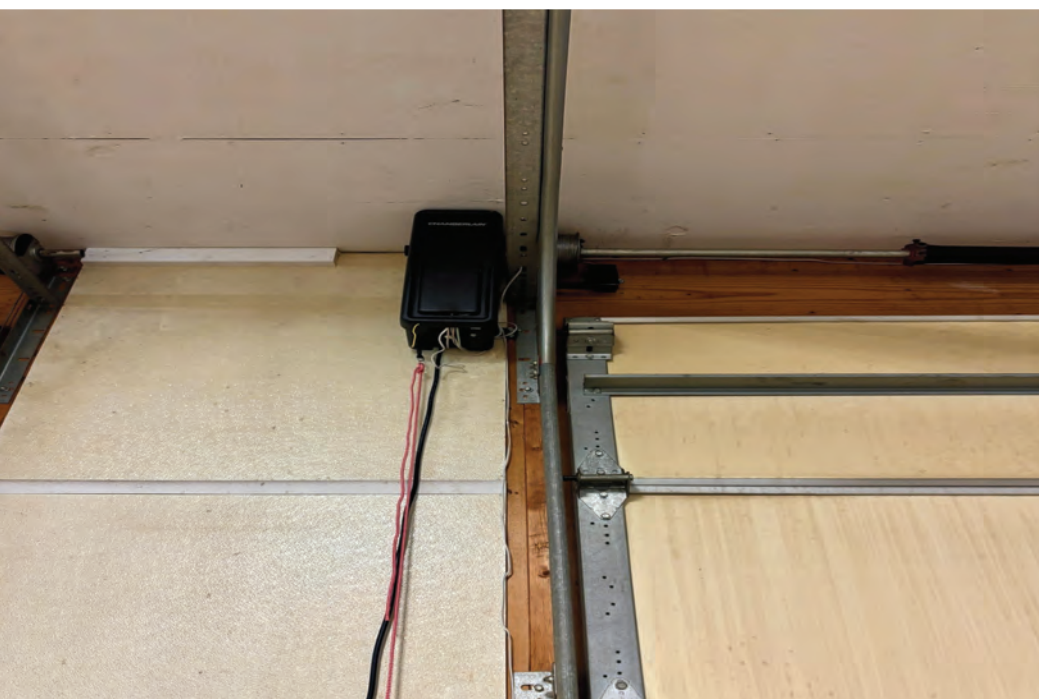
Office bathroom



Dual 10-foot doors



11-foot ceilings



New door opener



Storm shelter included



Kitchen in shop area



New water heater



Furnace



Gas heater



Neighboring businesses



04

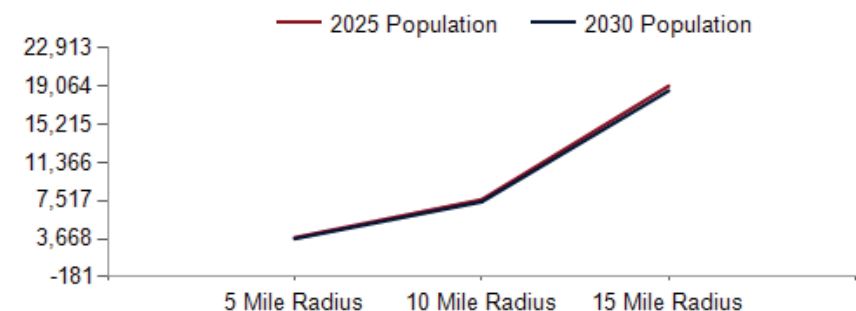
Demographics

General Demographics

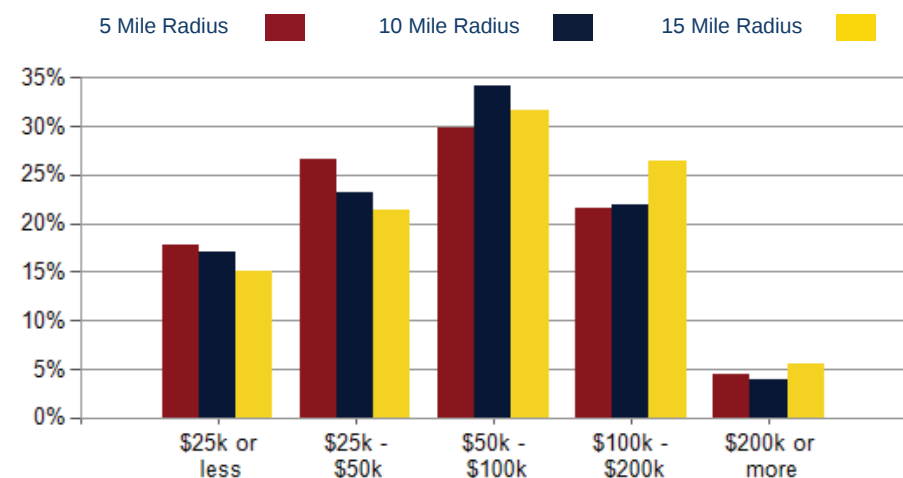
Race Demographics

POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	4,647	9,028	21,419
2010 Population	4,383	8,575	22,115
2025 Population	3,791	7,609	19,064
2030 Population	3,668	7,392	18,589
2025 African American	26	41	401
2025 American Indian	4	7	43
2025 Asian	6	13	138
2025 Hispanic	58	107	356
2025 Other Race	9	21	118
2025 White	3,635	7,276	17,650
2025 Multiracial	110	250	707

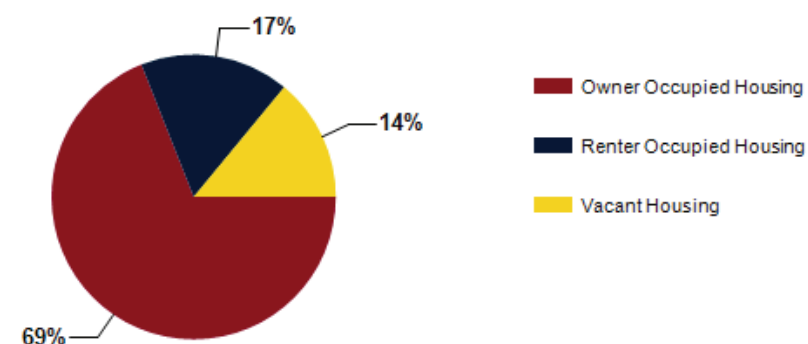
2025 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	134	247	609
\$15,000-\$24,999	157	317	656
\$25,000-\$34,999	142	288	673
\$35,000-\$49,999	290	477	1,113
\$50,000-\$74,999	228	587	1,312
\$75,000-\$99,999	258	544	1,327
\$100,000-\$149,999	257	535	1,534
\$150,000-\$199,999	93	191	667
\$200,000 or greater	72	130	463
Median HH Income	\$60,309	\$63,807	\$71,009
Average HH Income	\$77,554	\$78,684	\$89,937



2025 Household Income



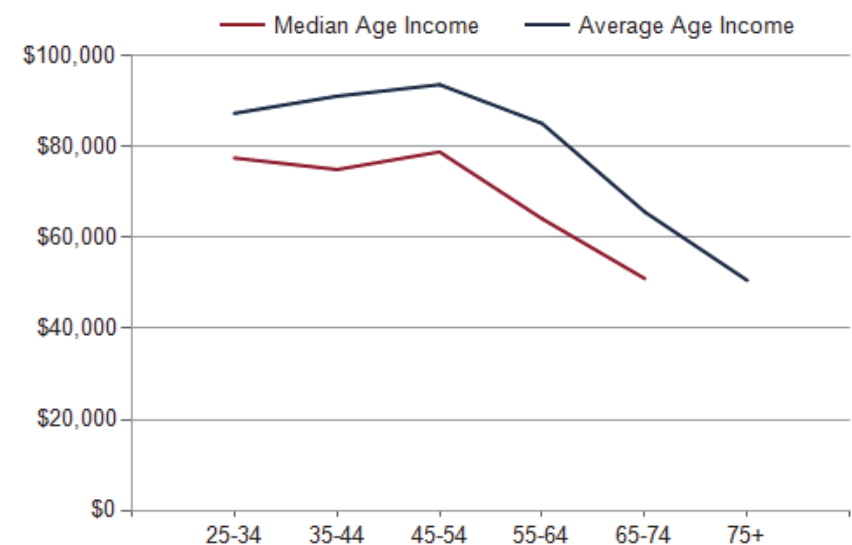
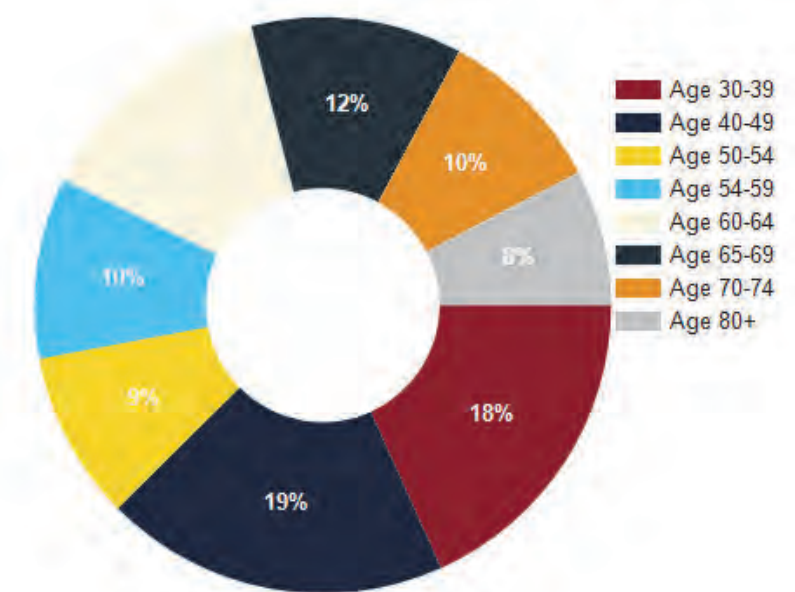
2025 Own vs. Rent - 5 Mile Radius



Source: esri

2025 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2025 Population Age 30-34	210	409	980
2025 Population Age 35-39	199	447	1,072
2025 Population Age 40-44	240	455	1,183
2025 Population Age 45-49	192	401	1,067
2025 Population Age 50-54	212	433	1,087
2025 Population Age 55-59	227	455	1,156
2025 Population Age 60-64	310	603	1,382
2025 Population Age 65-69	265	571	1,376
2025 Population Age 70-74	213	461	1,123
2025 Population Age 75-79	171	320	770
2025 Population Age 80-84	135	262	572
2025 Population Age 85+	145	223	498
2025 Population Age 18+	3,019	6,014	15,121
2025 Median Age	45	44	43
2030 Median Age	45	45	44

2025 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$77,539	\$78,166	\$80,928
Average Household Income 25-34	\$87,379	\$88,564	\$99,393
Median Household Income 35-44	\$75,000	\$79,241	\$86,596
Average Household Income 35-44	\$91,138	\$96,385	\$108,340
Median Household Income 45-54	\$78,885	\$78,477	\$90,268
Average Household Income 45-54	\$93,678	\$94,154	\$112,155
Median Household Income 55-64	\$64,171	\$64,564	\$77,721
Average Household Income 55-64	\$85,149	\$81,208	\$95,339
Median Household Income 65-74	\$51,019	\$54,612	\$60,004
Average Household Income 65-74	\$65,683	\$67,882	\$79,458
Average Household Income 75+	\$50,624	\$54,492	\$60,725



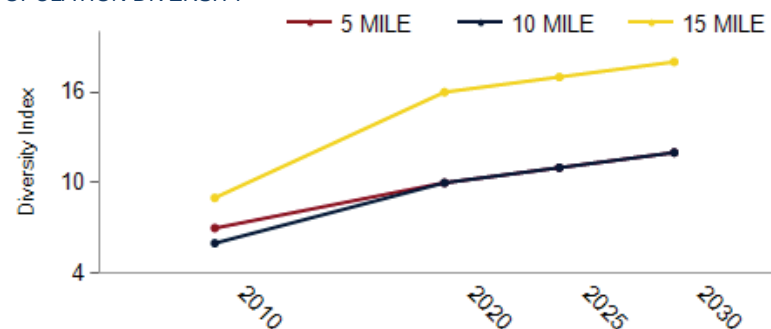
DIVERSITY INDEX	5 MILE	10 MILE	15 MILE
Diversity Index (+5 years)	12	12	19
Diversity Index (current year)	11	11	17
Diversity Index (2020)	10	10	16
Diversity Index (2010)	7	6	9

POPULATION BY RACE



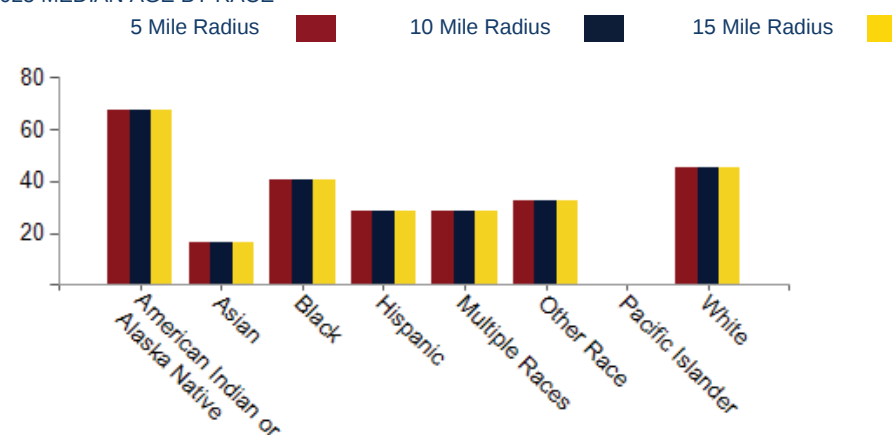
2025 POPULATION BY RACE	5 MILE	10 MILE	15 MILE
African American	1%	1%	2%
American Indian	0%	0%	0%
Asian	0%	0%	1%
Hispanic	2%	1%	2%
Multiracial	3%	3%	4%
Other Race	0%	0%	1%
White	94%	94%	91%

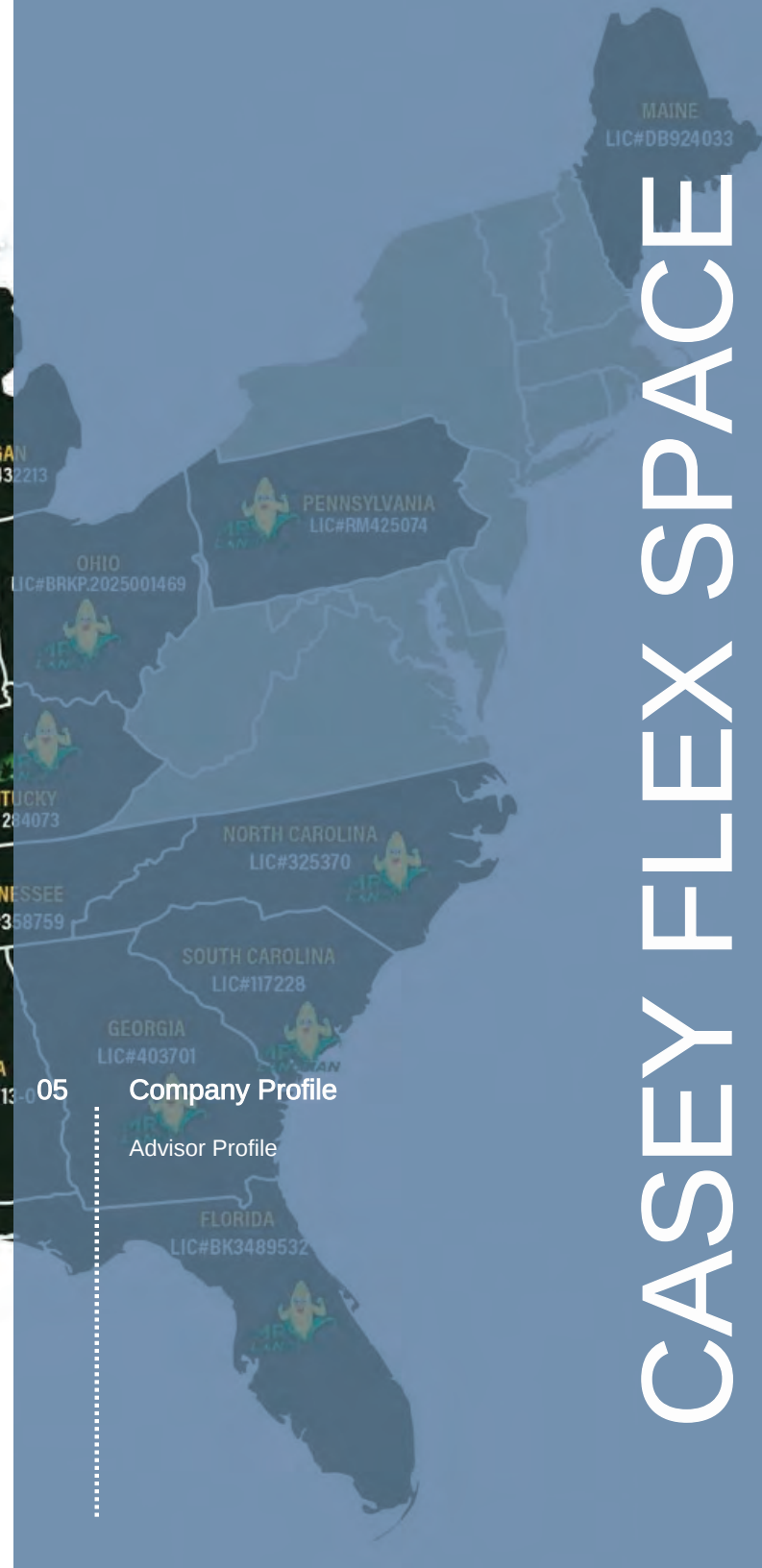
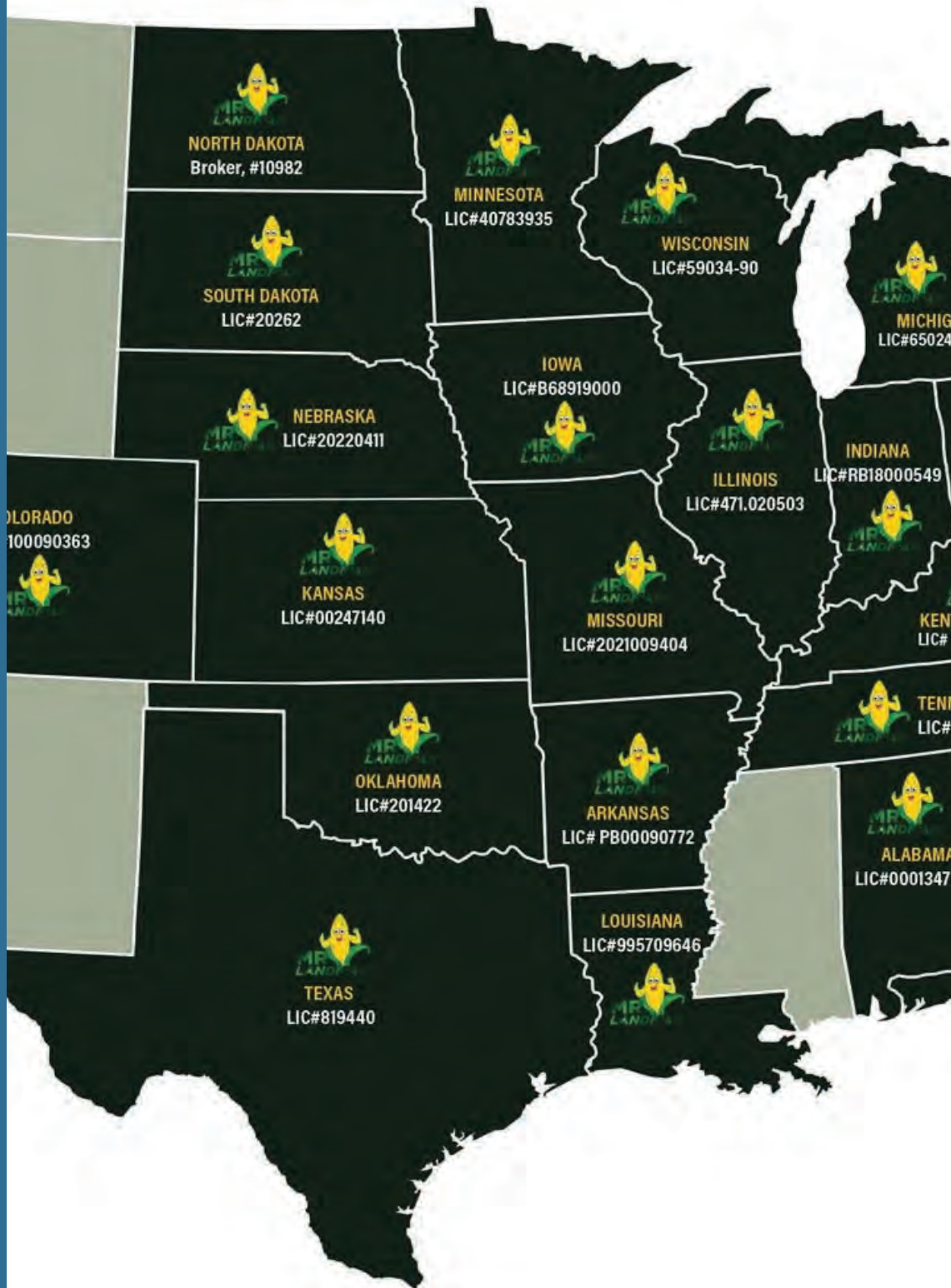
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	5 MILE	10 MILE	15 MILE
Median American Indian/Alaska Native Age	68	58	40
Median Asian Age	16	19	38
Median Black Age	41	32	25
Median Hispanic Age	28	27	26
Median Multiple Races Age	29	33	28
Median Other Race Age	33	35	26
Median Pacific Islander Age	0	15	25
Median White Age	45	45	44

2025 MEDIAN AGE BY RACE





Company Profile

Advisor Profile

CASEY FLEX SPACE



Jon Fisher
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 25 and works for State Farm Corporate. My daughter, Reagan, is 15 and is a sophomore. My hobbies include watching sports & going to church.

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Casey Flex Space

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MR LANDMAN has not verified, and will not verify, any of the information contained herein, nor has MR LANDMAN conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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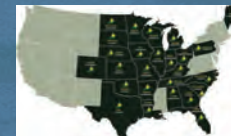
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