

Welcome to Cerro Gordo

Prime location for Retail Trade or Commercial developments!

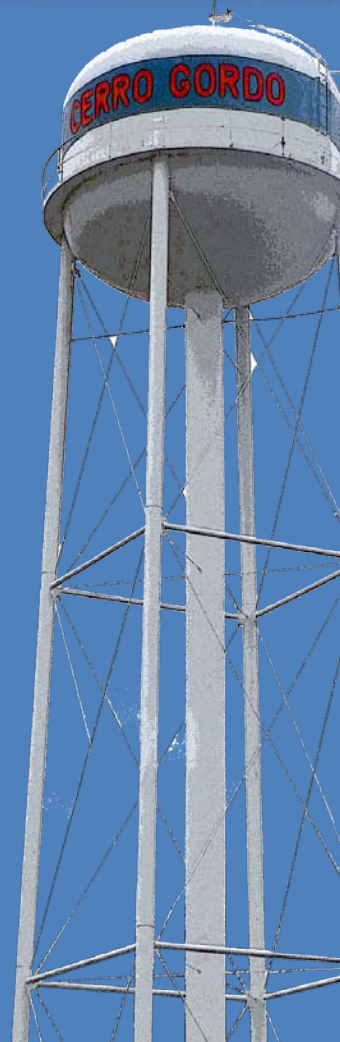


Commercial Development Opportunity in the Village of Cerro Gordo, Illinois



640 S Jackson Street
Cerro Gordo, IL
61818

- 2,135 feet of frontage along IL Highway 32/ Route 105
- Average Daily Traffic Count – 2,400 vehicles (IDOT - 2011)
- All Utilities available on site including recently completed drainage project
- Close proximity to Cerro Gordo Schools
- 15 minutes to Decatur Airport
- 46 businesses currently in the Village
 - One Restaurant
 - Two Retail Stores
- \$11 million retail gap in the Village Source: (ESRI & Infogroup)
 - Restaurant liquor license available
- Zoned General Business Commercial Use
- Adjacent to Piatt County Fairgrounds, home of the annual Piatt County Fair
- Financial Incentives Available
 - Located within Tax Increment Financing Area (TIF)
 - Located within the Cerro Gordo Business District



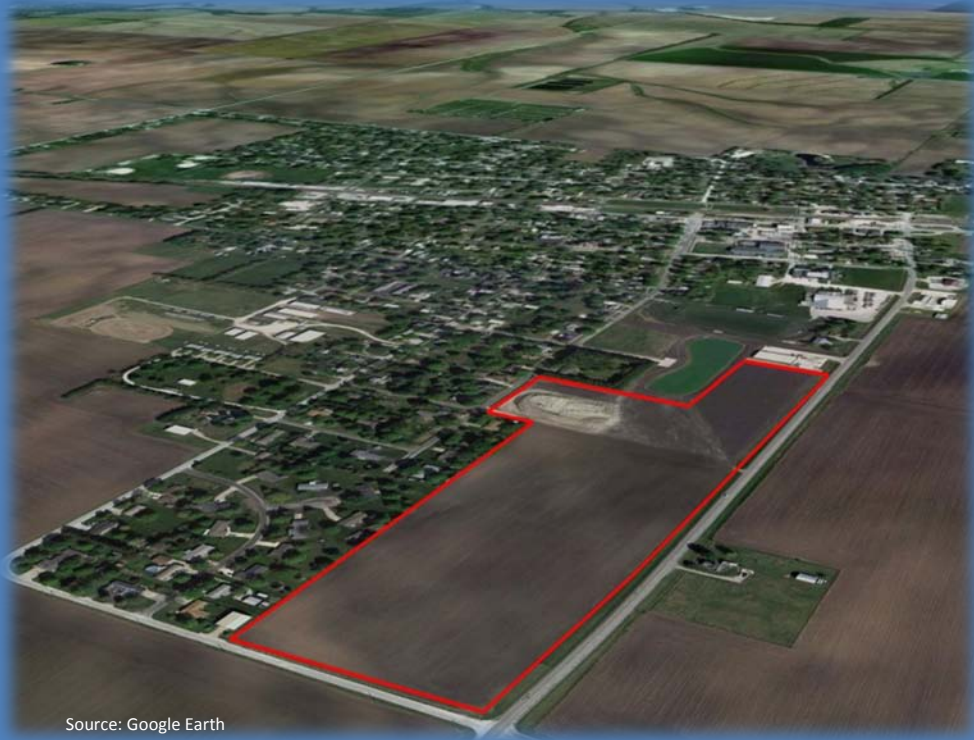


Source: ESRI, Navteq

	Village	3 mile radius	5 mile radius	10 mile radius
Population	1,403	1,640	2,398	20,591
Median Age	36	37	39.7	44.7
Median Household Income	\$50,898	\$51,132	\$52,369	\$52,741
Housing Units	586	716	1,069	9,998
Owner Occupied	435	508	700	7,731
Owner Occupied Percentage	74%	71%	65%	78%
Renter Occupied	118	132	163	1,298
Average Household Size	2.54	2.56	2.53	2.43

Data Sources: US Census Bureau, American Community Survey, ESRI & Infogroup

Three recent investments in the area include \$1.2 million by Casey's General Store (2008), \$1 million by Dollar General (2010), and an additional \$200,000 in commercial development nearby for a total of \$2.4 million in the past 5 years.



Source: Google Earth

The Cerro Gordo School District has three schools within one-half mile of the development site. The District runs one main high school, and currently serves 580 students. On average, the schools entertain the community with activities including but not limited to football, basketball, and volleyball over 55 evenings throughout the year. Cerro Gordo also has special youth and grade school groups for ages 5 through 18 in a variety of sports. The Cerro Gordo School District is very involved with the Village and hosts several community events such as the overnight "Relay for Life" to benefit cancer research and the annual Fathill Fest which features events such as the classic car show and village volleyball tournament. The district has also been recognized with the 2011 Bright Star Award, as a district that ranks in the top 5% academically in the state of Illinois. The high school graduation rate is over 90% with an average 70% attending college.

Interested?



OR

**Call Brad Williams
Village Mayor @ (217) 763-8551**

Visit us on the web - www.fathill.com/developmentsite

