



509 Hamacher Street



501 Hamacher Street



624 Voris Jost Drive

Click or Scan  
for OM



### 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### Population

2,896 | 12,061 | 15,138



#### Daytime Population

2,004 | 7,483 | 8,930



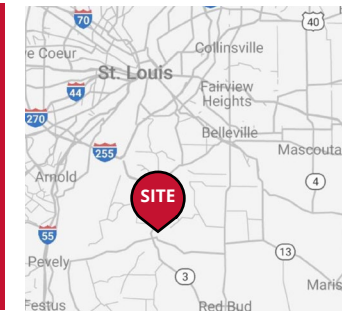
#### Median Household Income

\$90,355 | \$89,115 | \$91,969

# INVESTMENT SALE

Southern Illinois Medical Office Building Portfolio  
Waterloo, Illinois 62298

Call Broker for Pricing



### INVESTMENT HIGHLIGHTS

Sale includes 3 medical office buildings totaling  
41,485 SF and 8.03 acres of vacant land

Only medical office buildings in Waterloo offering  
medical space for lease

Diverse mix of medical tenants

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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

# Investment Summary



**ADDRESSES** MOB & Imaging Center | 509 Hamacher Street  
 Surgery Center | 501 Hamacher Street  
 Dialysis Center | 624 Voris Jost Drive  
 Lot 4 | 1.32 Acres  
 Lot 5 | 2.41 Acres  
 Lot 6 | 4.3 Acres

**LOCATION** Waterloo, Illinois

**SUBMARKET** Monroe County

**NRA** 41,485 SF



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# Trade Area Aerial



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