

ECONOMICS 3

Real Estate Market Overview - McLean County, Illinois

Average Rental Range by Type in Dollars per Square Foot per Year

	Low	High	Typical	Lease Type
Retail	\$5.00	\$25.00	\$12.00	NNN
Office	\$4.00	\$19.00	\$12.00	Modified Gross
Commercial	\$6.00	\$12.00	\$9.00	Modified Gross
Manufacturing / Warehouse / Storage	\$1.50	\$4.00	\$3.00	Modified Gross
Flex	\$4.00	\$9.00	\$6.00	Modified Gross

Average Building Sale Price by Type in Dollars per Square Foot*

	Low	High	Typical
Retail	\$60.00	\$170.00	\$80.00
Office	\$16.00	\$150.00	\$70.00
Commercial	\$65.00	\$80.00	\$70.00
Manufacturing / Warehouse / Storage	\$17.00	\$70.00	\$35.00
Flex	\$23.00	\$115.00	\$45.00

Average Land Costs by Type

	Low	High	Typical	Sale Unit
Retail	\$3.00	\$20.00	\$8.00	Per sq. ft.
Office	\$1.50	\$10.00	\$6.00	Per sq. ft.
Commercial	\$2.00	\$8.00	\$5.00	Per sq. ft.
Manufacturing	\$0.44	\$2.00	\$1.00	Per sq. ft.
Agricultural	\$3,000	\$8,000	\$6,500	Per acre
Development	\$20,000	\$100,000	\$60,000	Per acre

Note: Price includes sale of lot and other infrastructure in many cases.

Disclaimer: These figures are NOT scientific estimations, nor are they official or binding in any way. These figures were derived by studying the commercial real estate available in McLean County from 2005-2008 and generalizing trends. Actual land and rental prices will be determined by location, lease terms, zoning and through negotiations with actual brokers. These figures serve only as an entry-level glimpse into the commercial real-estate market in McLean County.

Thanks to Coldwell Banker Commercial Heart of America REALTORS® for assisting with this page