

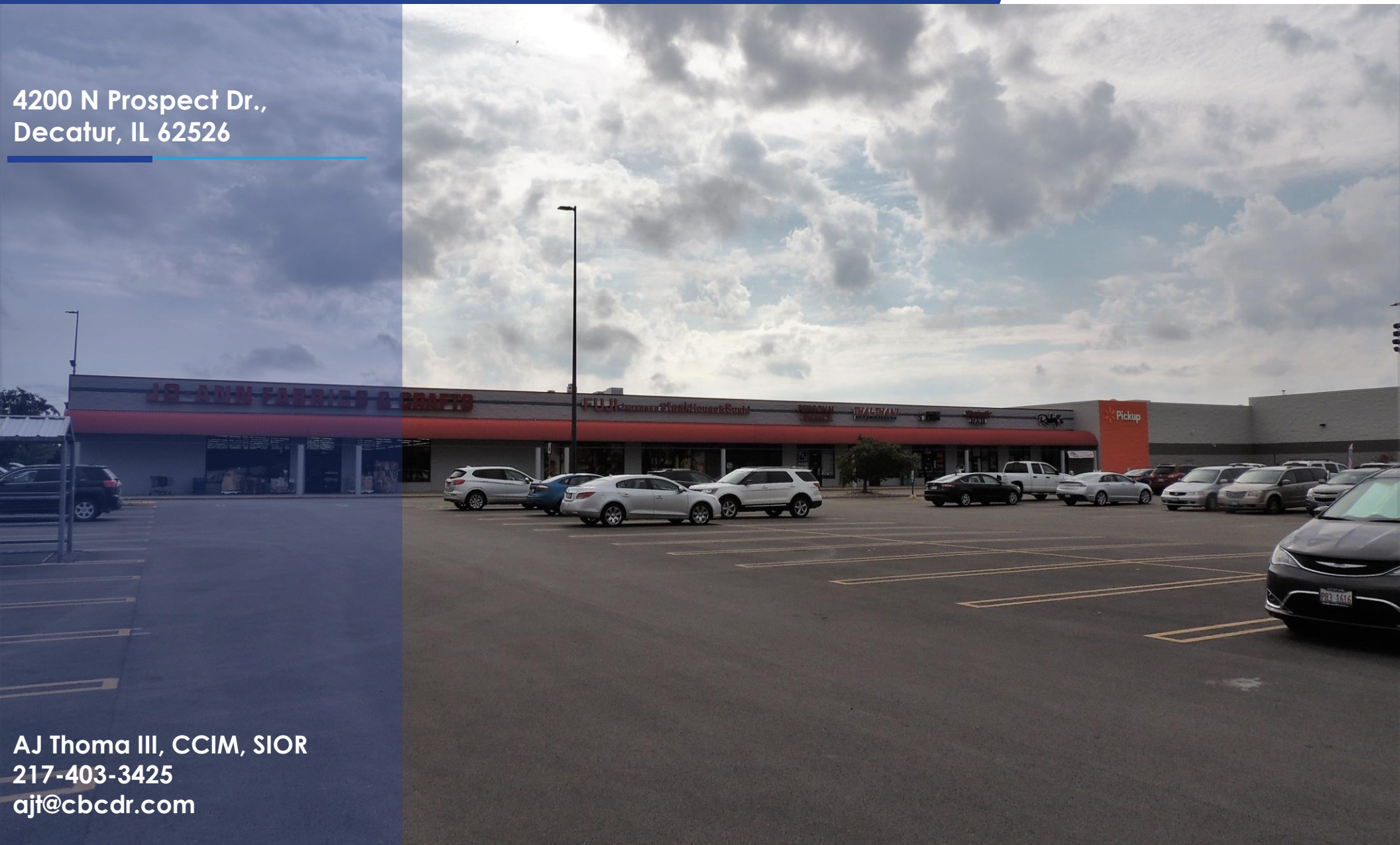
Decatur Crossing



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

4200 N Prospect Dr.,
Decatur, IL 62526



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Decatur Crossing

Property Description

Currently there is one space available within Decatur Crossing located in the inline building between Sam's Club and Wal-Mart (4280 N. Prospect Ave.). This 33,000 SF multi-tenant building currently has 1,200 SF available at 4272 N. Prospect Ave. This space was most recently used as Eyebrow Threading shop and currently features open retail in the front and a large storeroom and restroom in the rear. Decatur Crossing features over 1800 parking spots, great visibility, and traffic counts.

Location Description

Property is located off US 51 (25,100 VPD) and Ash Ave. (11,900 VPD) on the North side of Decatur IL. Decatur Crossing is anchored by Sam's Club and Wal-Mart Supercenter (both recently remodeled) and is the highest volume retail center in the area. Other businesses in the immediate area include: Walgreens, Slumberland Furniture, Panera, Arby's, Burger King, Sprint Mobile, Flooring America, Joanne Fabrics, Monical's Pizza, Fuji Japanese Steakhouse, El Rodeo Mexican Restaurant, Boost Mobile, Sally Beauty Supply, Personal Finance, Ruby's Gaming, and Mid America Credit Union. Decatur IL is centrally located lying 40 miles east of Springfield (IL), 45 miles south of Bloomington-Normal, 50 miles southwest of Champaign-Urbana, 135 miles northeast of St. Louis (MO), 150 miles west of Indianapolis (IN), and 180 miles southwest of Chicago.

OVERVIEW

Lease Price	\$14.00 / SF NNN
Available Space	4274 N. Prospect: 1,200 SF
Available When	60 Days
Building Size	33,000 SF
Zoning	B3 – Planned Shopping
NNN Est.	\$4.79/SF- 2021



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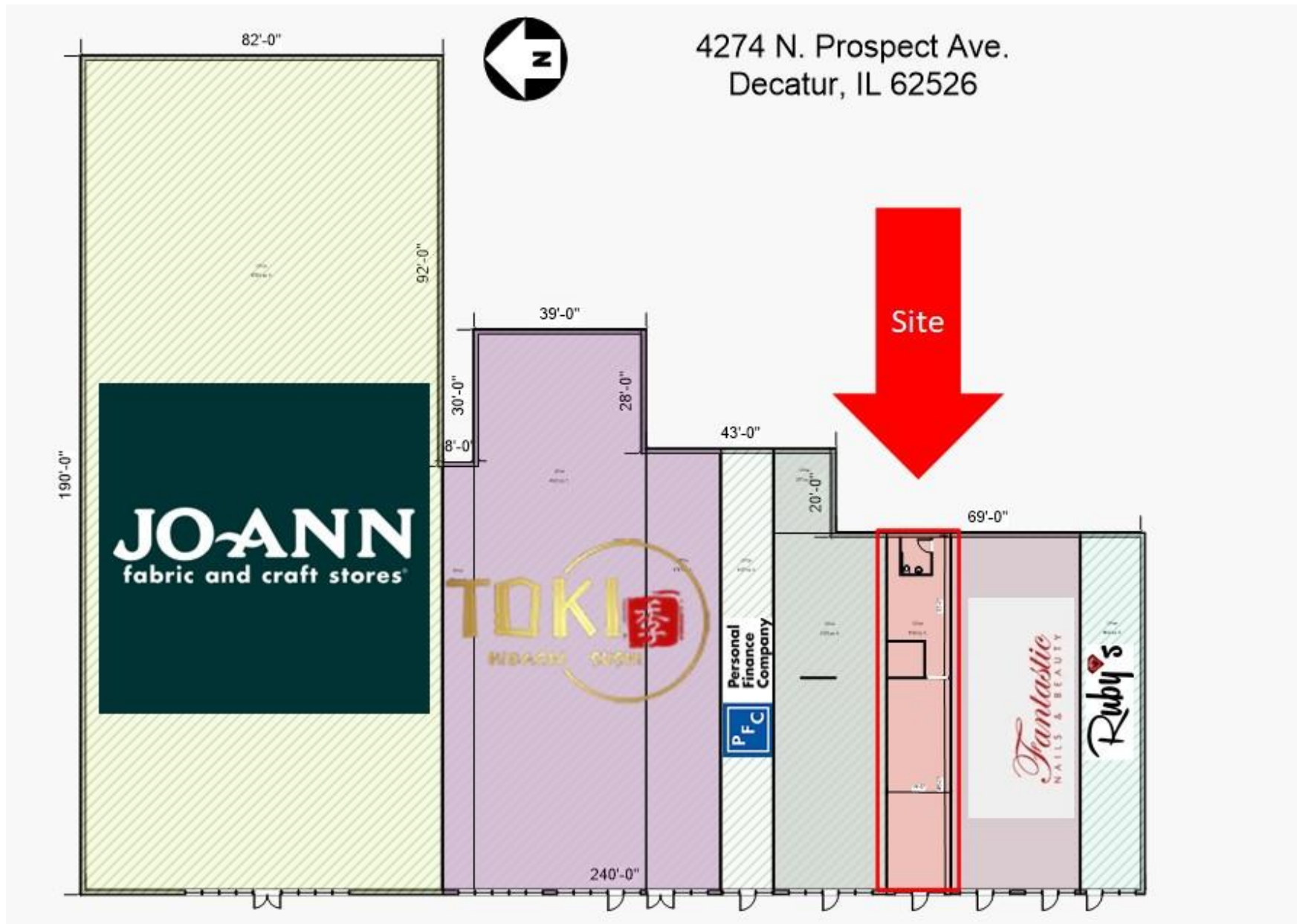


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CONTACT INFORMATION



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