

# Decatur Crossing



**COLDWELL  
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COMMERCIAL**

DEVONSHIRE REALTY

4200 N Prospect Dr.,  
Decatur, IL 62526



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# Decatur Crossing

## Property Description

Currently there are three spaces available within Decatur Crossing. 4206 N. Prospect & 4210 N. Prospect is located in the outlot building on the corner of North Prospect Ave. & East Ash Ave. (4200 N. Prospect Ave.). This 14,000 SF multi-tenant building currently has 2 spaces available. 4206 N. Prospect is 2,375 SF and was most recently used as a tanning salon and features open retail and two restrooms in the rear of the suite. 4210 N. Prospect is 4,000 SF and was most recently Mega Replay. The third space available is 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 2,134 SF available at 4280 N. Prospect Ave. This space is currently built out as a dine in and carry-out restaurant. The current tenant owns or leases the equipment and the major fixtures and equipment will stay. 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, Mega Replay, 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

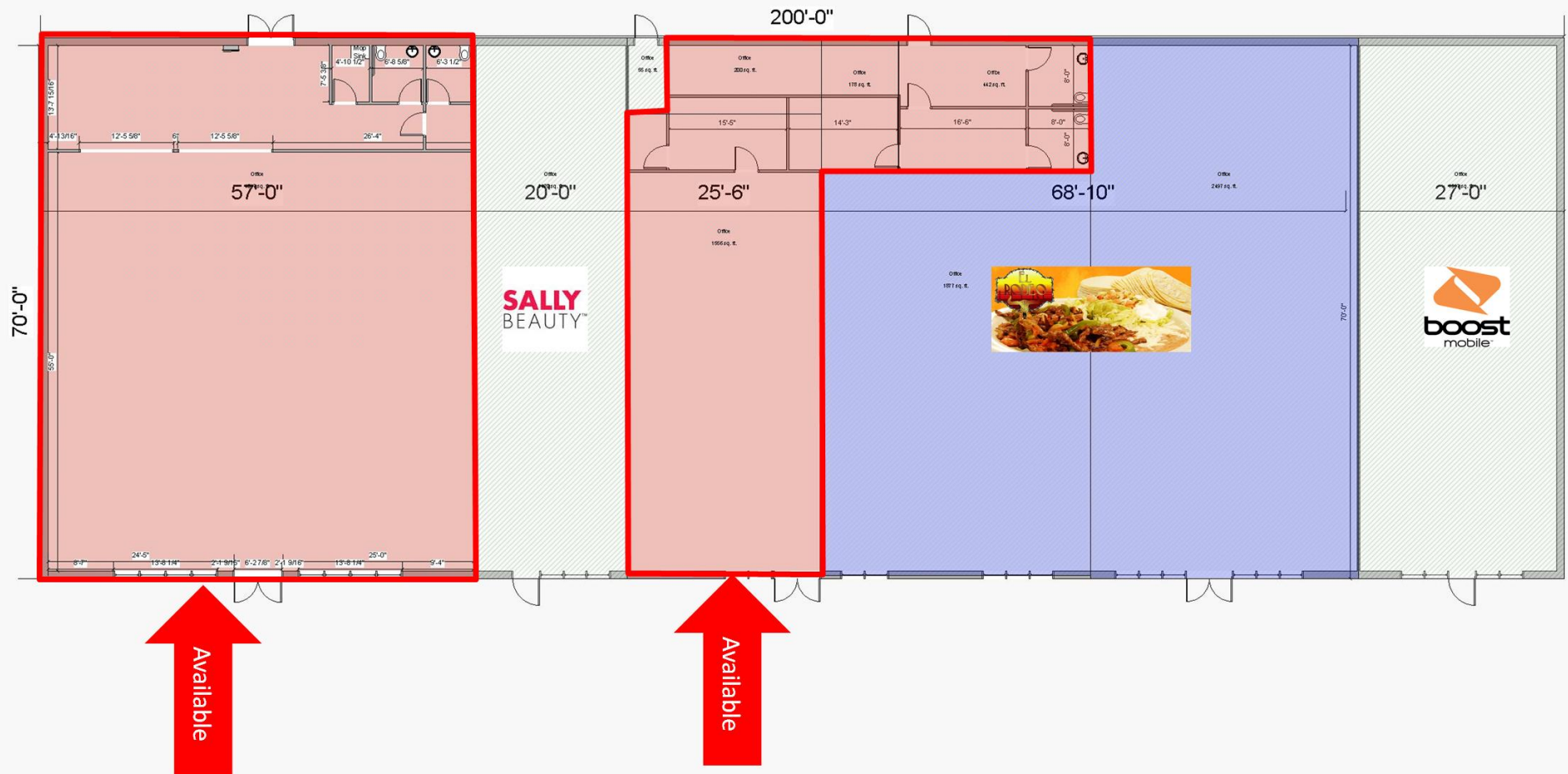
Lease Price	\$14.00 / SF NNN
Available Space	4206 N. Prospect: 2,375 SF 4210 N. Prospect: 4,000 SF 4280 N. Prospect: 2,134 SF
Building Size	14,400 SF & 33,000 SF
Zoning	B3 – Planned Shopping



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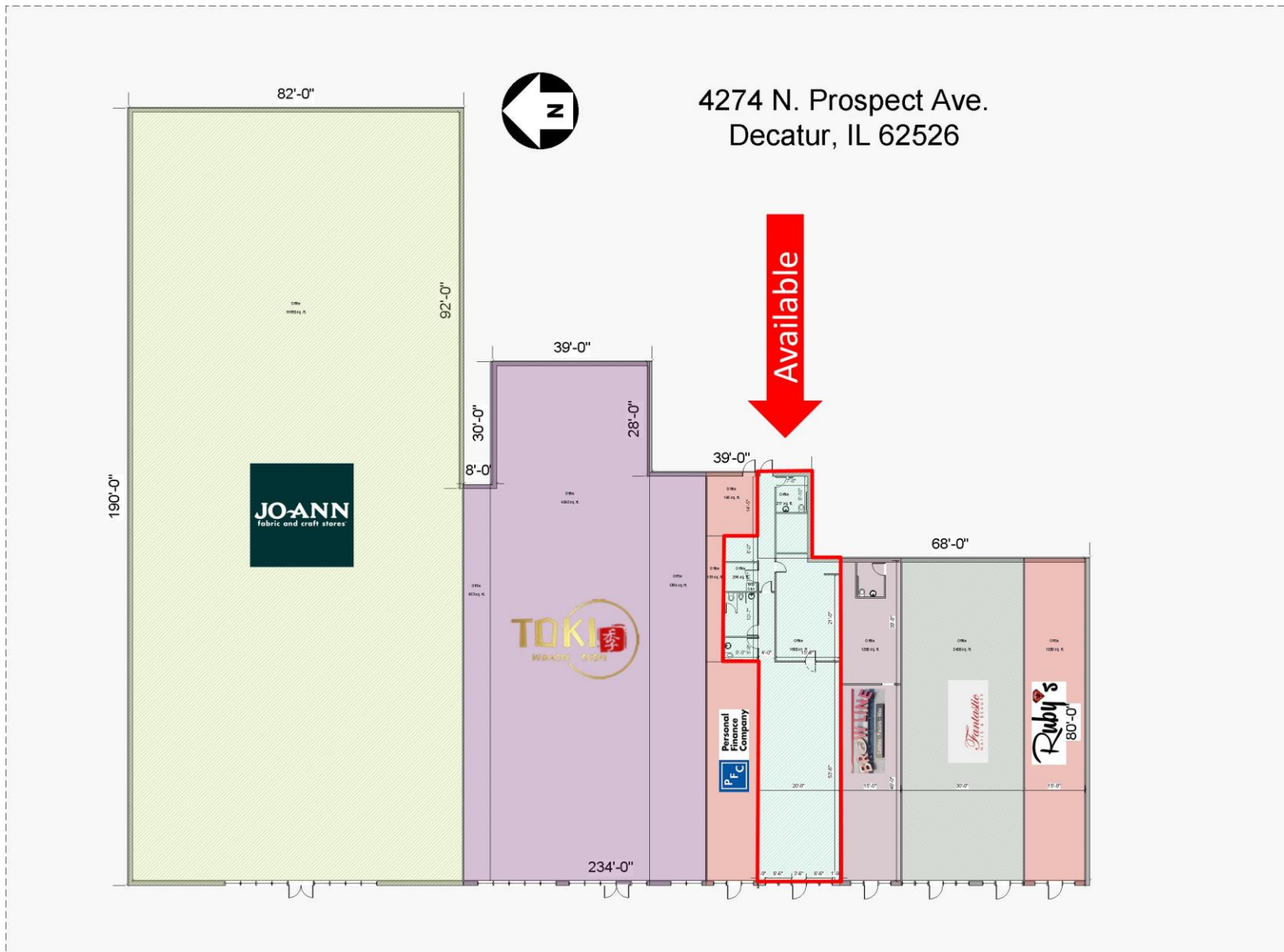


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## CONTACT INFORMATION

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