

Ash Ave Office Complex



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COMMERCIAL**

DEVONSHIRE REALTY

335 – 427 E. Ash Ave.,
Decatur, IL 62526

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Property Description

This Class A office complex is comprised of three buildings: 335 - 355 E. Ash Ave, 365 - 385 E. Ash Ave, and 405 - 427 E. Ash Ave. 335 - 355 E. Ash Ave is a 13,365 SF building that was built in 1998 and has been remodeled several times for different tenants. Currently, there is no available space in this building. 365 - 385 E. Ash Ave is a 5,720 SF building that was built in 2000 and currently houses Edward Jones & All Ways Caring. Currently, there is 3,084 SF available in 365 E. Ash that consist of 4 large offices, 1 large conference room, kitchenette, 2 restrooms, and entrance off a vestibule. 375 E. Ash consists of 2 conference rooms/offices, 1 private office, 1 restroom, and a large break/file storage area. 405 - 427 E. Ash Ave is an 11,490 SF building built in 1997 and has been remodeled several times for different tenants. Currently, there is 1,550 SF available in 405 E. Ash. 405 E. Ash consists of 6 offices, small kitchenette, restroom, and entrance off a vestibule. Landlord is prepared to retrofit premises to accommodate tenants.

OVERVIEW

Lease Price	\$14.00 / SF NNN
Available Spaces	365 E. Ash: 3,084 SF 405 E. Ash: 1,550 SF
Building Size	30,575 SF
Zoning	B2 – Commercial
Estimated NNN:	\$4.00/SF



405 - 427 E. Ash Ave.

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PROPERTY HIGHLIGHTS

- 3 - Class A Buildings
- Flexible Layouts
- Move in Ready
- Prominent Signage
- Interstate Access w/in .5 miles
- Professionally Managed

DEMOGRAPHICS

POPULATION	1-MILES	3-MILES	5-MILES
2010 Population (Census)	5,012	30,862	67,822
2019 Population	4,874	29,391	64,172
2024 Population (Projected)	4,737	28,371	61,795
HOUSHOLDS	1-MILES	3-MILES	5-MILES
2010 Households (Census)	2,325	13,305	28,204
2019 Households	2,294	12,783	26,906
2024 Households (Projected)	2,244	12,390	26,001
INCOME	1-MILES	3-MILES	5-MILES
2019 Median HH Income	\$63,159	\$51,165	\$46,463
2019 Avg. HH Income	\$84,651	\$74,236	\$67,468
2019 Per Capita Income	\$38,896	\$32,695	\$28,576

Location Description

Ash Ave Office Complex is off US 51 (25,100 VPD) and Ash Ave. (11,900 VPD) on the North side of Decatur IL. The property sits across the street from Decatur Crossing which 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.

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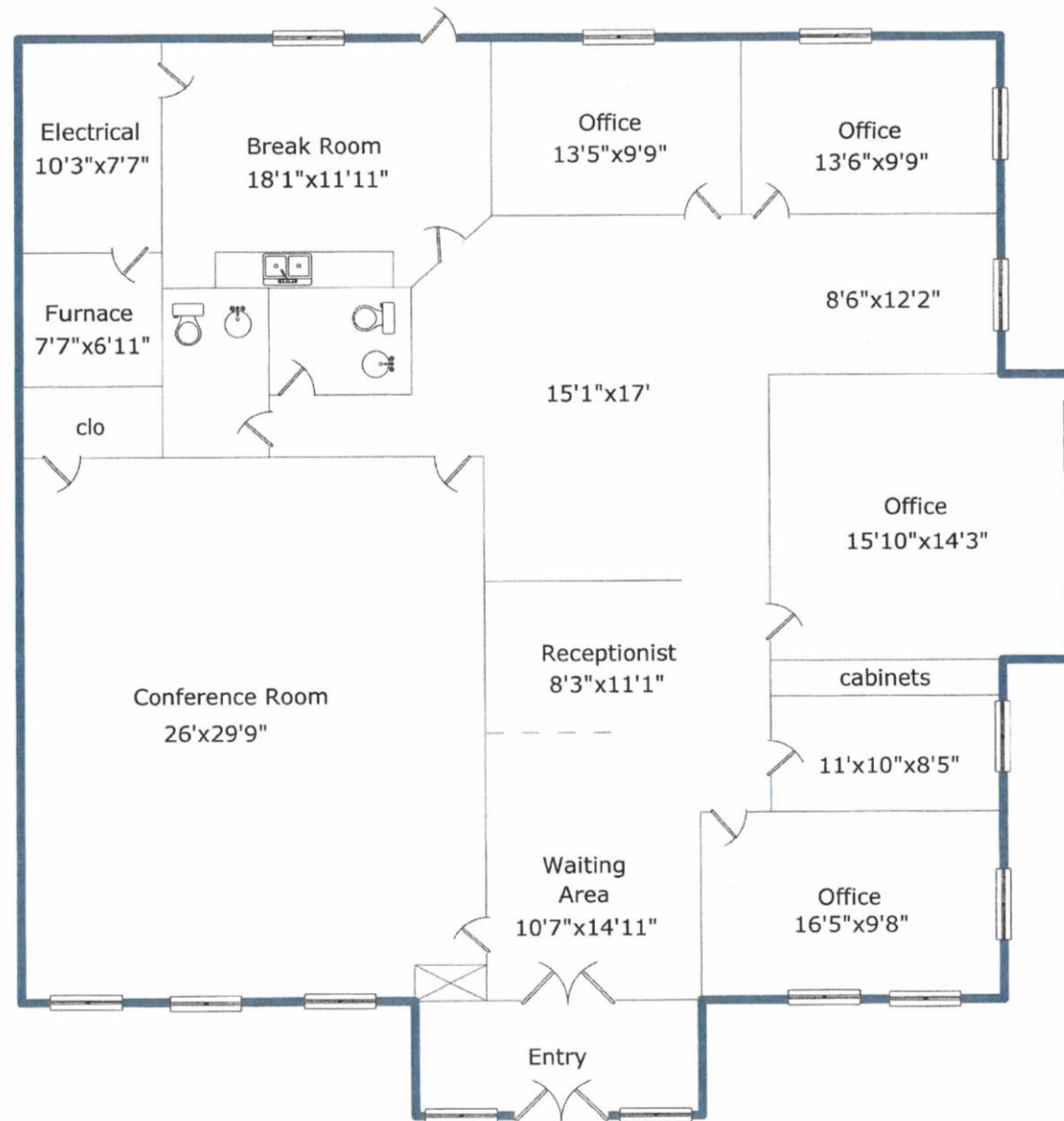
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365 E. Ash

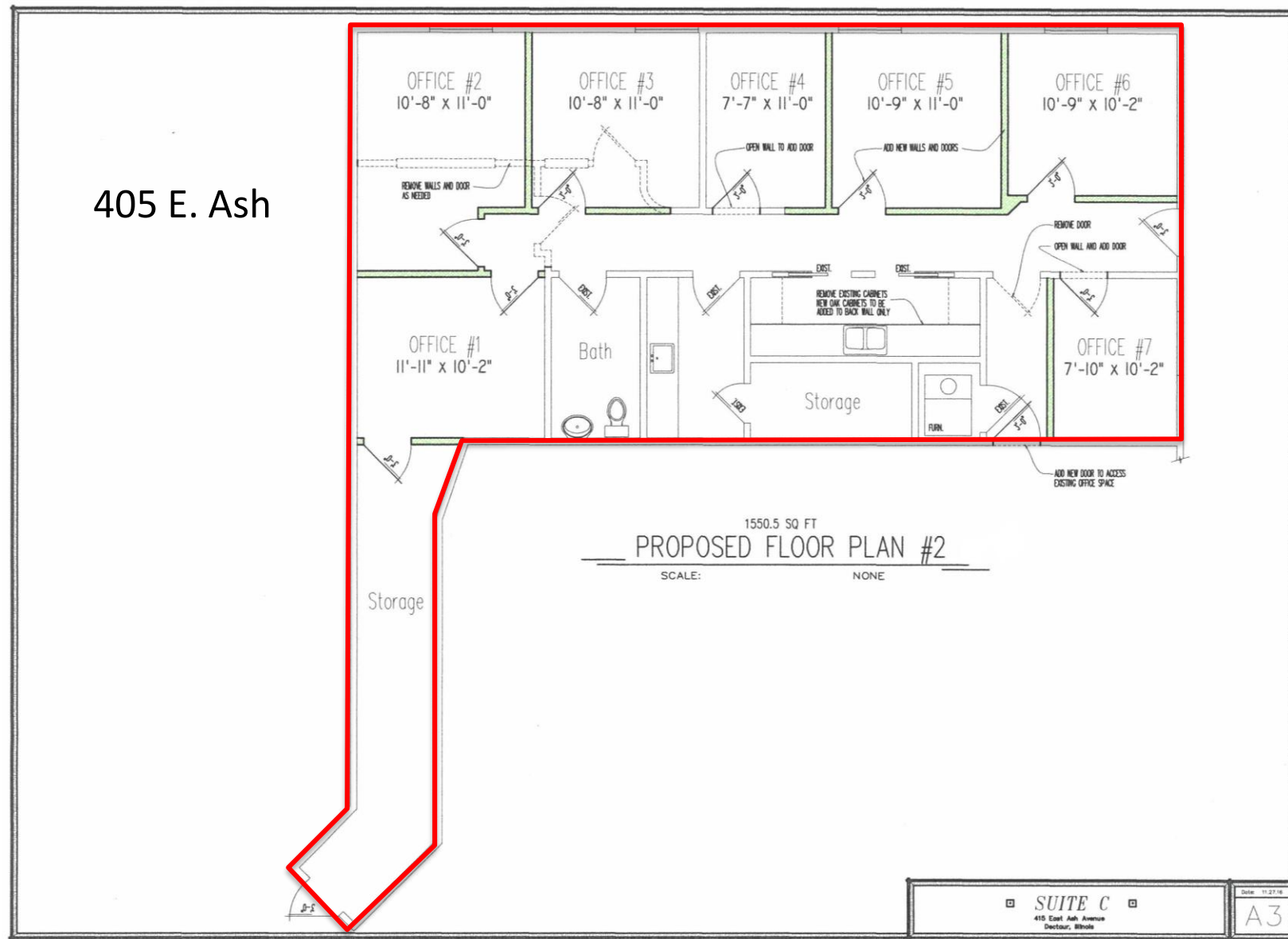


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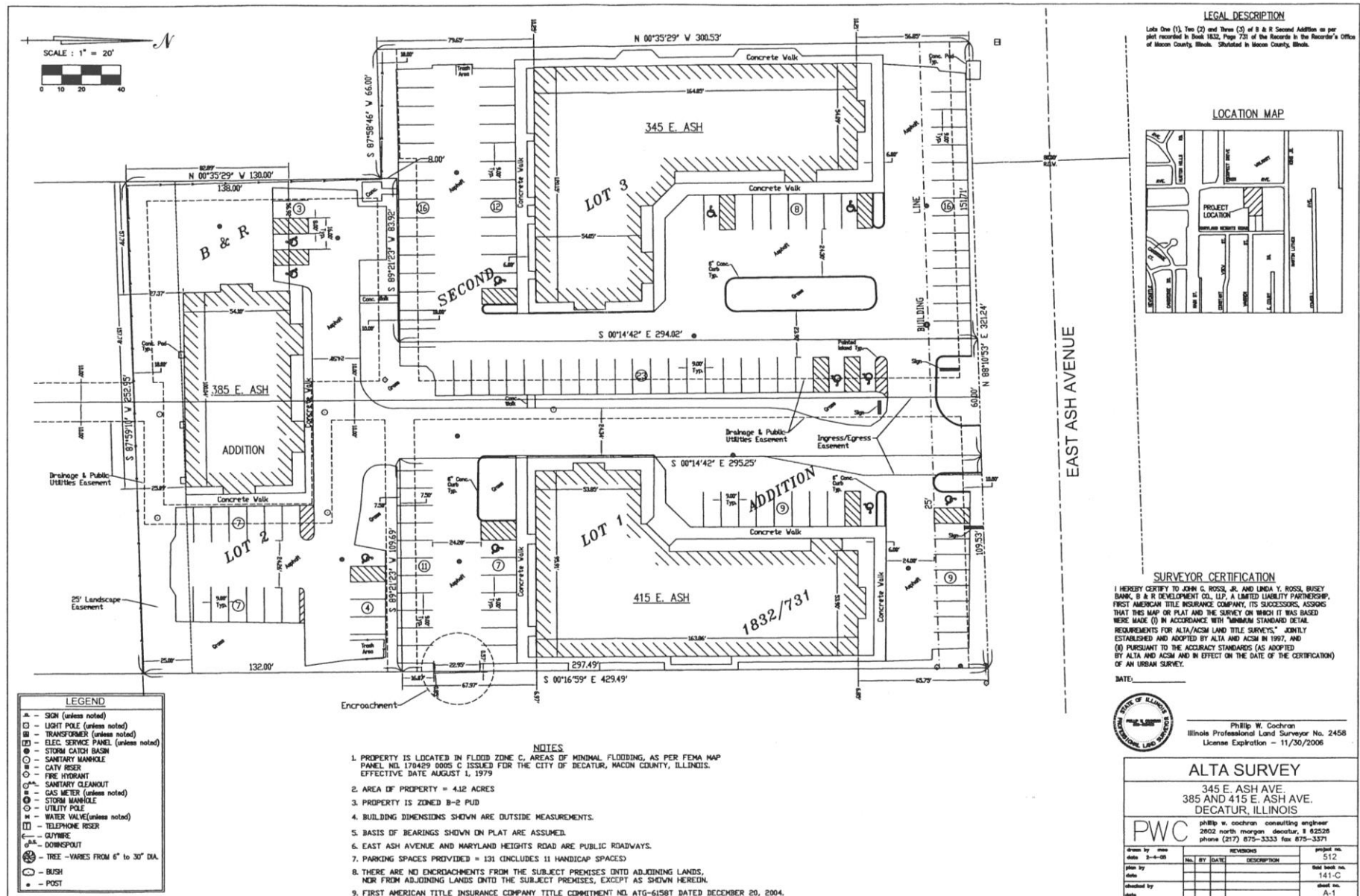
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US Rt. 51 – 25,100 AADT



Google Earth
Image Landsat / Copernicus

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CONTACT INFORMATION



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365 - 385 E. Ash Ave.