

Decatur Crossing



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

4200 N Prospect Dr.,
Decatur, IL 62526



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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 15,580 SF available at 4298 N. Prospect Ave. This space is currently occupied by Jo-ann Fabrics & Crafts and will be available 5/1/2024. 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	\$11.00 / SF NNN
Available Space	4298 N. Prospect: 15,580 SF
Available When	Approx. 5/1/24
Building Size	33,000 SF
Zoning	B3 – Planned Shopping
NNN Est.	\$4.81/SF- 2023

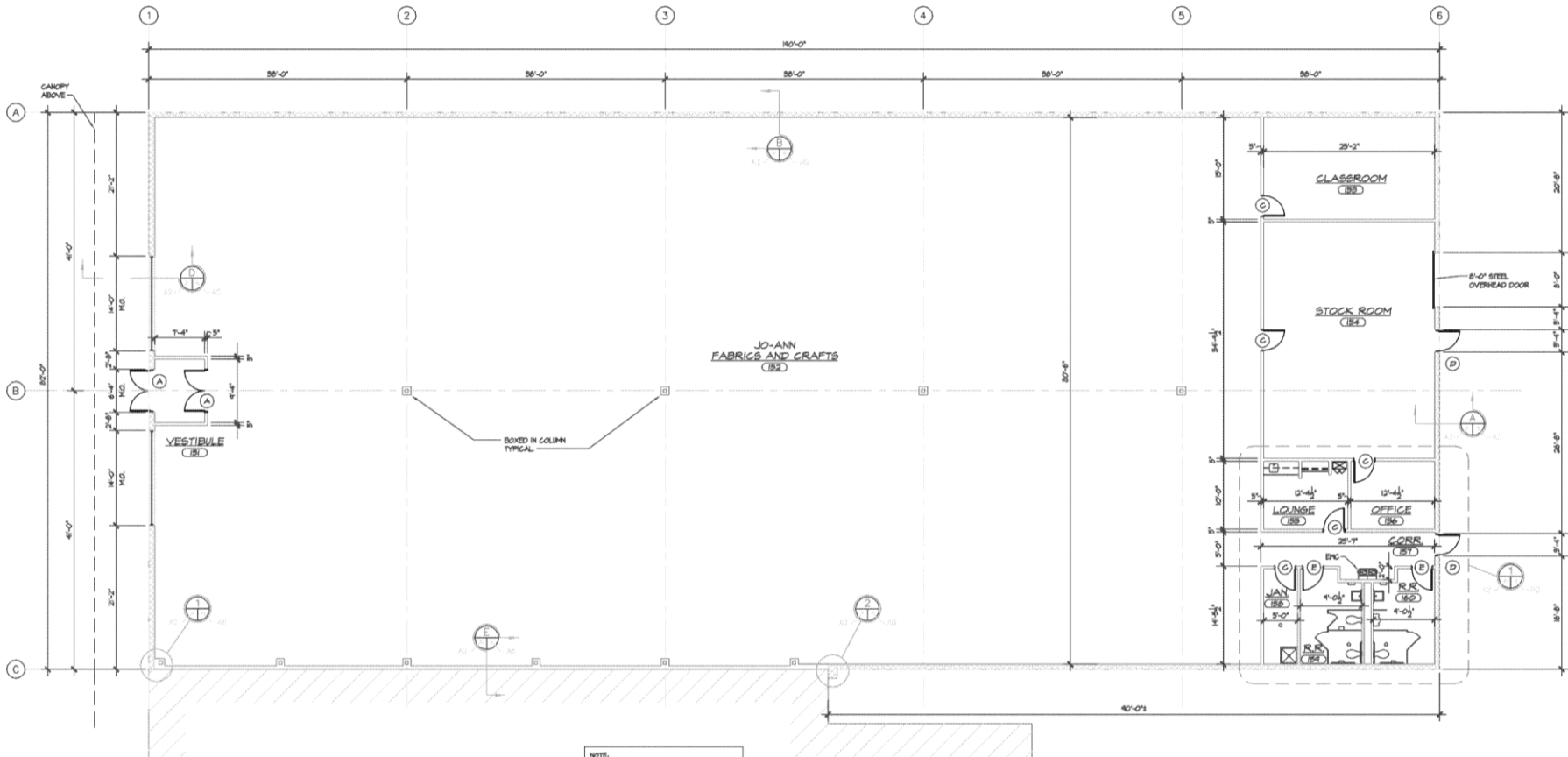


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FLOOR PLAN



FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND:

8" OR 10" NOMINAL CMU WITH 3/4" REINFORCING STRIPS @ 2'-0" O.C., VAPOR RETARDER, AND 5/8" TYPE 'X' GYP. BD. SEE WALL SECTIONS FOR CONSTRUCTION INCLUDING REINFORCEMENT AND INSULATION.

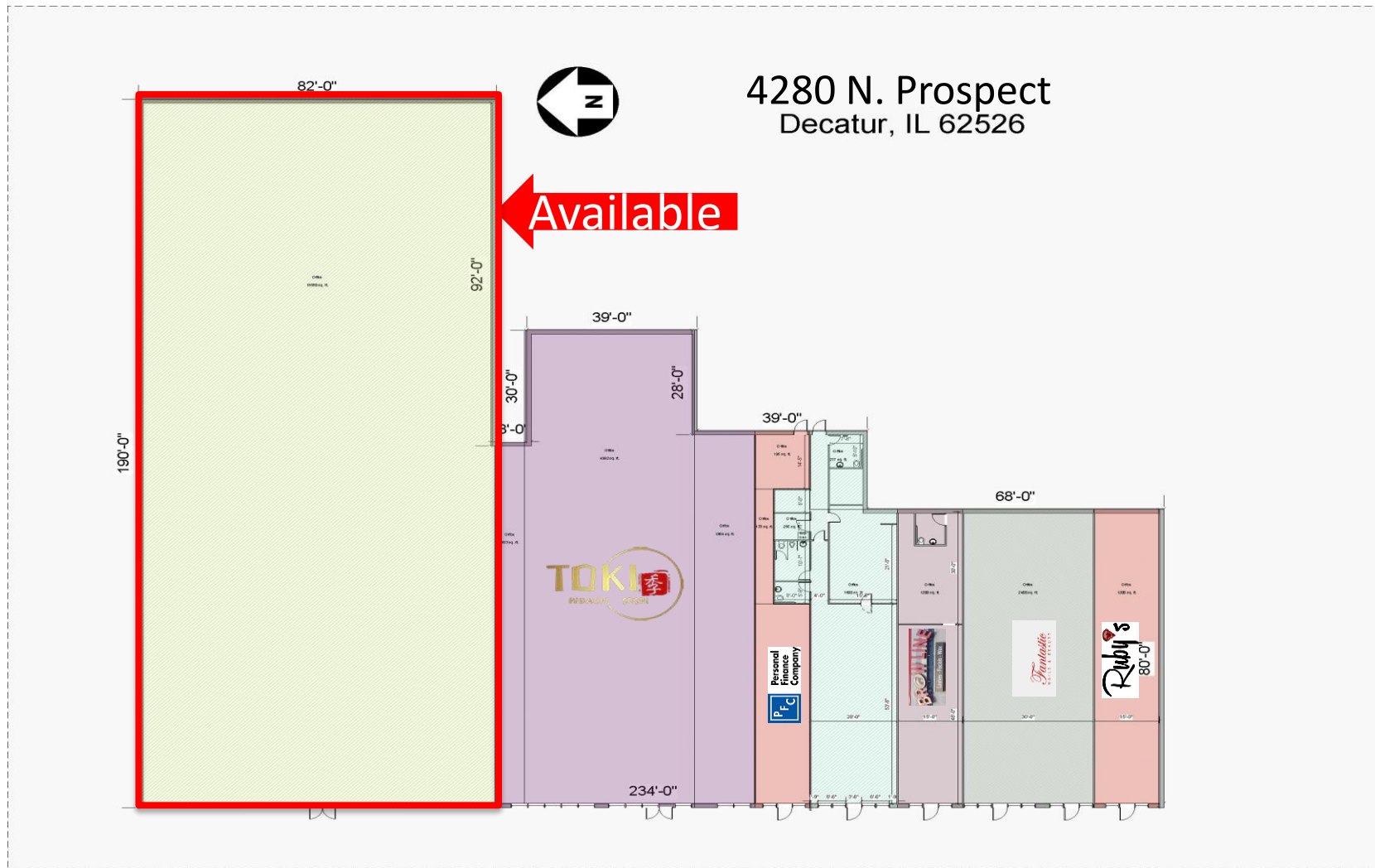
5 5/8" OR 6" HTL. STUDS @ 16" O.C. IN ONE OR TWO LAYERS OF 5/8" TYPE 'X' GYP. BD. EACH SIDE. SEE GENERAL NOTE # 1.

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SITE PLAN



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Available

Walmart

Site

boostmobile

E Ash Ave. - 11,900
AADT

slumberland FURNITURE
GameStop
Panera BREAD

Walgreens

cricket



US Rt. 51 - 25,100 AADT

Google Earth
Image Landsat / Copernicus

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CONTACT INFORMATION



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DEVONSHIRE REALTY

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