

2801 N MAIN - DECATUR



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**2801 N. Main St.
Decatur, IL 62526**

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CHAMPAIGN, IL | 217.352.7712**



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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for Lease this freestanding retail building located in Decatur IL.

The building was originally constructed in 1978 for Taco Bell and has since been converted to retail/office use with all restaurant equipment and fixtures removed. The space is currently set up with 2 rooms, file room, kitchenette, and 1 restroom. The property still features the drive through window & drive. The property features B2 – Commercial zoning which allows for a wide variety of commercial businesses.

The property is located just south of the prime retail shopping district of Main/Water/Bus Us 51 & Pershing Ave. Main/Bus US 51 South is a one way street through Decatur, heading south from Bloomington IL to south-central IL. The area features traffic counts of over 42,000 cars per day and many national, regional, and local tenants. Decatur is conveniently located 123 miles from St. Louis (northeast via I-55/IL-48) 177 miles from Chicago (south via I-57 or I-55), 155 miles from Indianapolis (west via I-72/I-74), 45 miles from Champaign (west via I-72), 46 miles from Bloomington (south via US 51) & 44 miles from Springfield (east via I-72).

PROPERTY INFORMATION

Address	2801 N Main St. Decatur, IL 62526
Lease Price	\$15.00/SF Mod Gross (\$1,625/Mo)
Building Total	1,300 SF
Zoning	B2 – Commercial
Year Built	1978
Parking	Plenty



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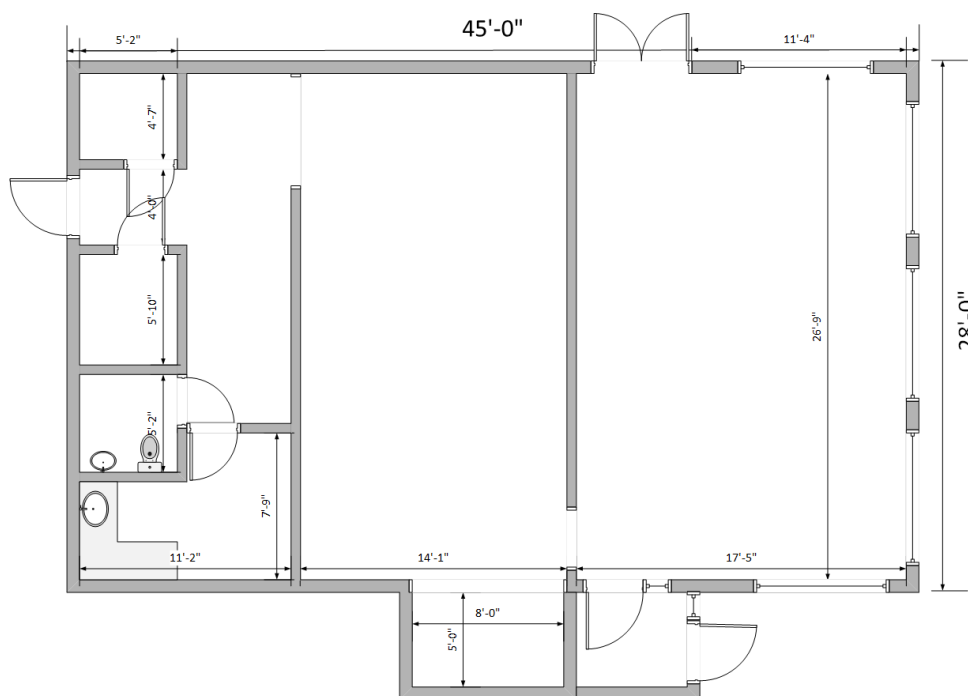
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FLOOR PLAN

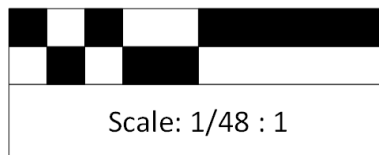


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0 ft. 6 ft. 10 ft. 20 ft.



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AERIAL & OTHER PROPERTIES AVAILABLE



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OFFERING HIGHLIGHTS

- Central Location
- High Traffic Counts
- Freestanding building
- Drive through window