

2807 - 2825 N MAIN- DECATUR



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**2807 - 2825 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 junior box shopping center building located in Decatur IL.

The building was originally constructed in 1968 and consists of 63,980 SF. The building features 18' eaves and a covered canopy. Currently there are 2 vacancies in the property: 2815 - 2825 N Main (Front) (14,375 SF) & 2815 - 2825 N. Main (Back) (10,825 SF). Both spaces are ready for modification for new tenant needs.

2815 - 2825 N Main (Front): This 14,375 SF space is comprised of two (2) former units on the west endcap of the building. There is currently a demising wall that will be removed/opened up upon new tenant for the space. The 2815 side was formally occupied by a local dance team and is currently set up into 3 rooms: 1,400 SF wooden raised floor (29.5' x 47.25'), 1,100 SF wooden raised floor (23' x 47.25'), and an unfinished room (60' x 30'). The two raised floor rooms feature 12' drop ceilings and are both wide open rooms. The balance of the space has 2 restrooms and large hallways. The 2825 side is roughly 7,000 SF of wide-open retail space and the back of the space has most recently been used as warehouse or back storage space. The space has a small 5' roll up door just off the retail space and a double man door on the west side of the building. The space has 1 restroom in the retail portion of the space.

2815 - 2825 N Main (Back): This space is roughly 10,825 SF and is wide open storage space that could be leased in addition to the front space.

PROPERTY INFORMATION

Address	2807 - 2825 N Main St. Decatur, IL 62526
Lease Price	2815 - 2825 N. Main: \$5.50/SF Mod Gross (\$11,550/Mo)
Available Space	14,375 – 25,200 SF
Building Total	63,980 SF
Zoning	B2 – Commercial
Year Built	1968
Parking	Plenty

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).

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INTERIOR PHOTOS



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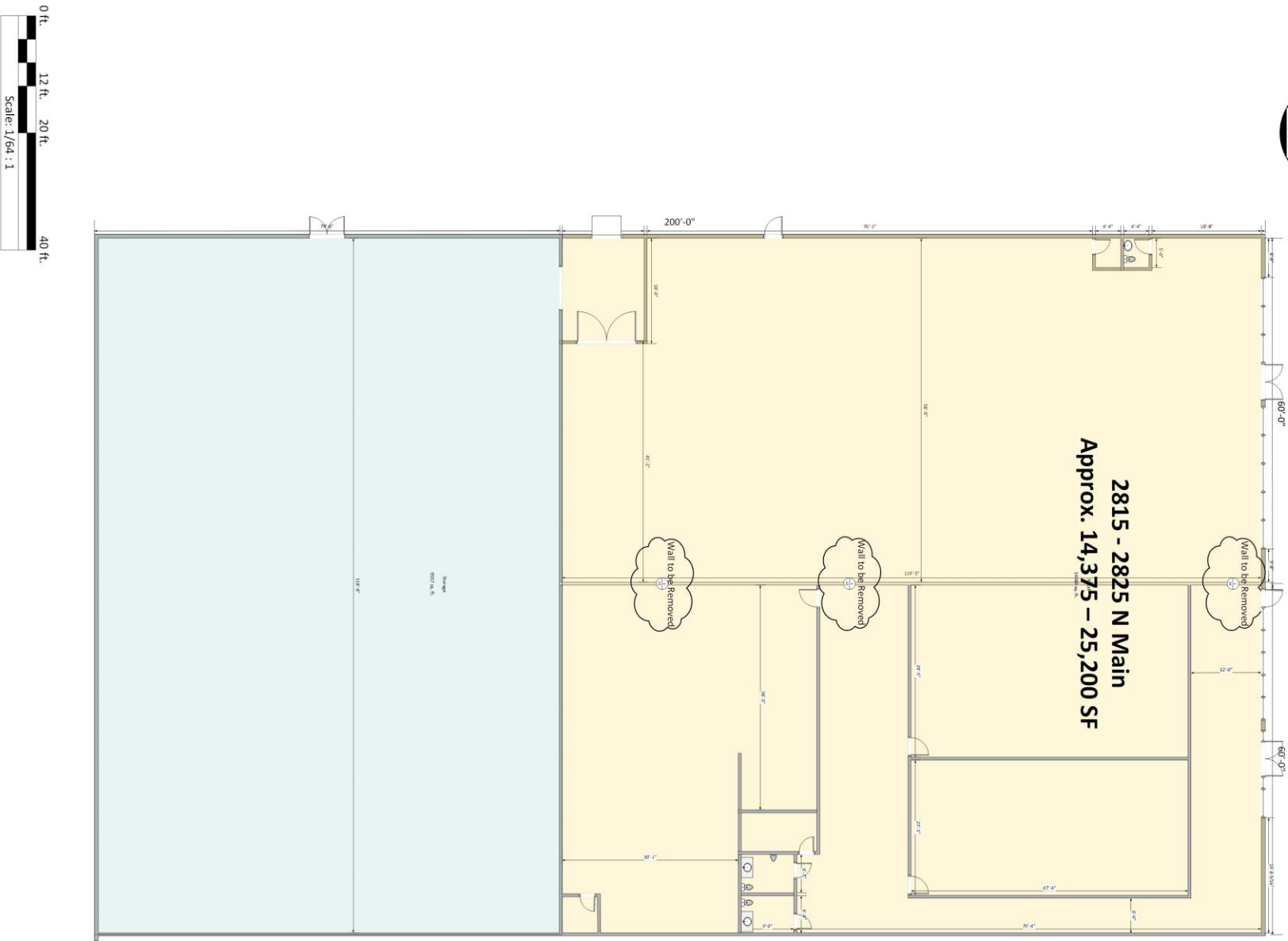
FLOOR PLAN



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AERIAL & OTHER PROPERTIES AVAILABLE



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OFFERING HIGHLIGHTS

- Central Location
- High Traffic Counts
- Junior Box Space Available
- Ready for Renovations