

2870 N MAIN - DECATUR



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**2870 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 retail space located in Decatur IL.

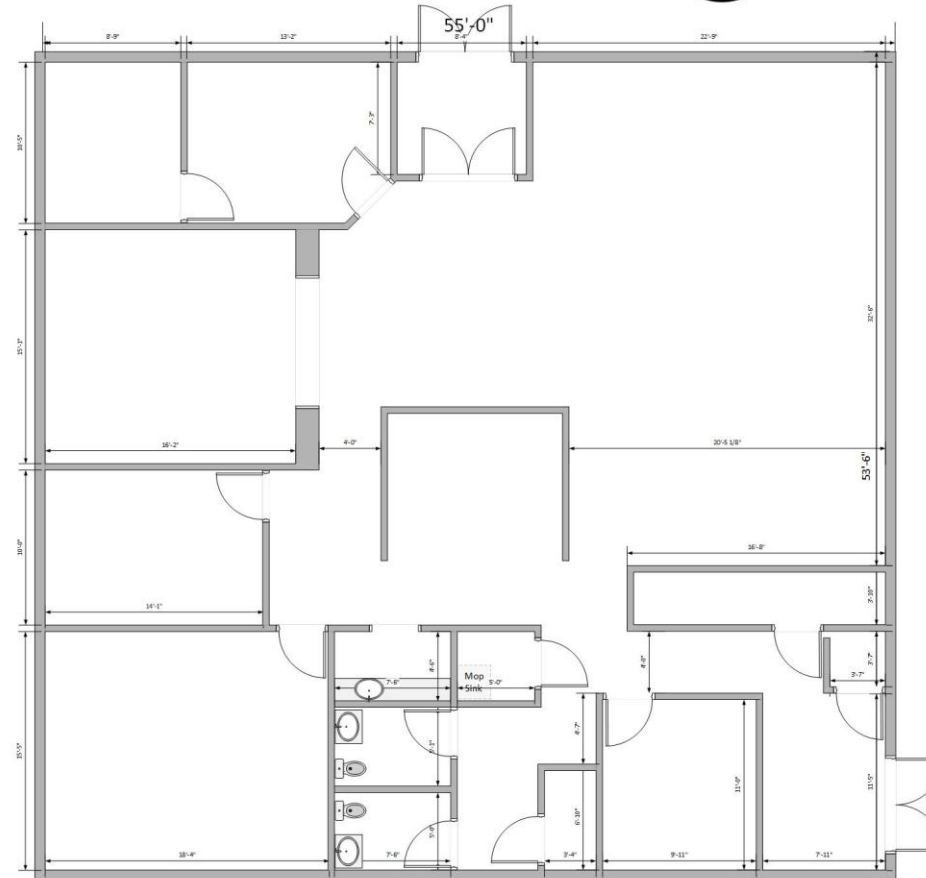
The building was originally constructed in 1993 as a two-tenant building that currently has Godfathers Pizza and a vacancy that was most recently occupied by Memorial Health. The space is currently set up with 4 private offices, conference room, bullpin area, open retail areas, and men's and women's restrooms in the rear. 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).

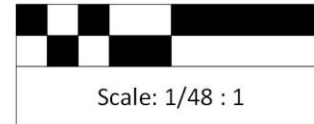
PROPERTY INFORMATION

Address	2870 N Main St. Decatur, IL 62526
Lease Price	\$16.00/SF Mod Gross
Building Total	2,900 SF
Zoning	B2 – Commercial
Year Built	1993
Parking	Plenty





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
- Abundant Parking
- Higher-end Finishes