

2891 N WATER ST.- DECATUR



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**2891 N. Water St., Suite A
Decatur, IL 62526**

AJ Thoma III, CCIM, SIOR
Senior Vice President

C: 217.520.3299
O: 217.403.3425
E: AJT@CBCDR.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
CHAMPAIGN, IL | 217.352.7712

2891 N WATER ST.- DECATUR

PROPERTY OVERVIEW

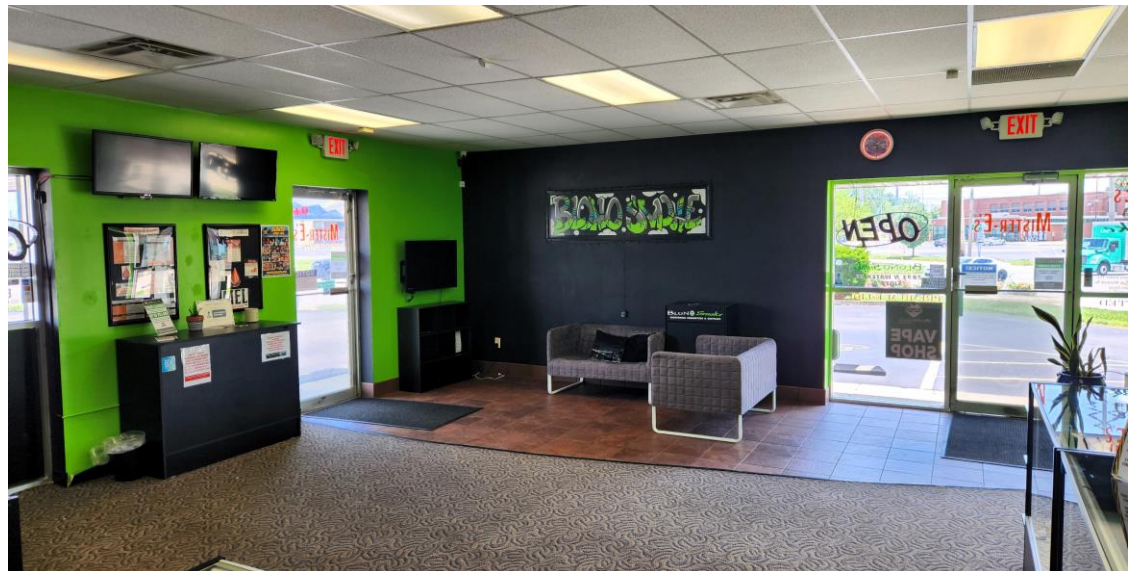
Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for Lease this freestanding 2-Tenant retail building located in Decatur IL.

The building was originally constructed in 1970 for the Viking Lounge and has been occupied by BloNoSmoke for about the last decade. The space is currently configured as mainly open retail area with an office, restroom, and back storage/break room. There is a full basement accessible via stairs that could be used for additional inventory storage (*not included in the square foot calculation*). 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	2891 N Water St. Suite A Decatur, IL 62526
Lease Price	\$15.50/SF Mod Gross (\$2,105/Mo)
Space Available	1,630 SF
Building Total	2,818
Zoning	B2 – Commercial
Year Built	1970
Parking	Plenty



2891 N WATER ST.- DECATUR



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

FLOOR PLAN

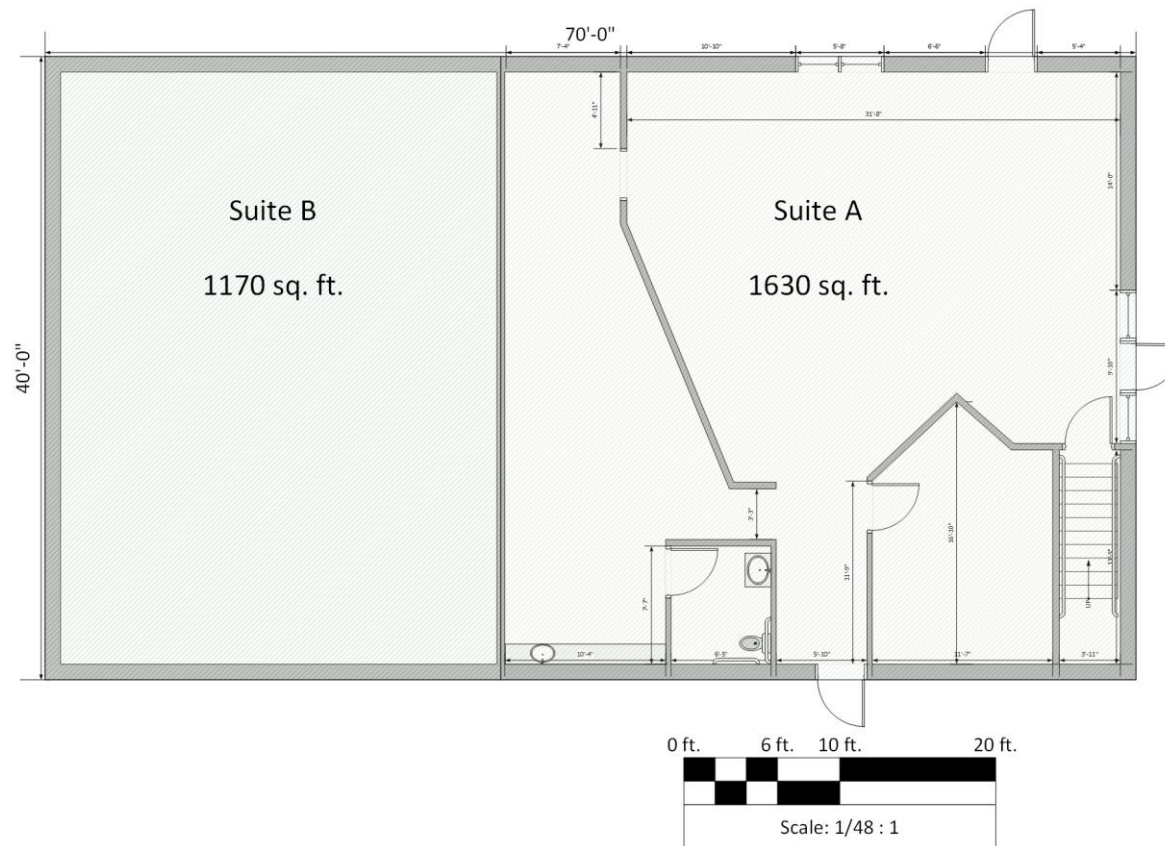


COLDWELL
BANKER
COMMERCIAL

DEVONSHIRE REALTY



2891 N Water St.
Decatur, IL 62526



2891 N WATER ST.- DECATUR



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

AERIAL & OTHER PROPERTIES AVAILABLE



2891 N WATER ST.- DECATUR



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

CONTACT

AJ Thoma III, CCIM, SIOR
Senior Vice President
CBCDR



Illinois Licensed Real Estate Broker

C: 217.520.3299

O: 217.403.3425

ajt@cbcdr.com



OFFERING HIGHLIGHTS

- Central Location
- High Traffic Counts
- Plenty of Parking
- Good Visibility