

1661 E JACKSON ST  
Macomb, IL 61455

## SITE

- 1.52 ACRE PARCEL
- 2,500 SF STANDALONE BUILDING
- MULTI-LANE DRIVE THRU



The  
*Carrington*  
Company

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**FREE STANDING BUILDING  
WITH DRIVE-THRU  
- FOR LEASE**

# PROPERTY SUMMARY

1661 E Jackson St, Macomb, IL 61455

Positioned on a signalized intersection across from the Walmart Super Center and amongst the regions retail brands this 1.52 acre parcel represents a tremendously flexible and highly visible opportunity. The 2,500 sf building is in ready to occupy condition for a backfill office/medical user, it could be retrofitted for retail, or the building could be scraped to allow for a ground lease or build to suit. The property has an exclusive electronic pylon sign, over standard parking, dedicated access, great visibility, and optimal positioning within the trade area. Equipped with a multi lane drive through this building is highly unique to the trade area and benefits from prominent positioning in the center of the retail activity. Macomb serves as the county seat for McDonough County, is the home of Western Illinois University (7,500+ students), provides a regional medical hub, and has experienced rapid residential expansion.

## Availability

- ▶ 2,500 sf building with drive through for backfill
- ▶ 1.52 acre site for redevelopment

## Location Features

- ▶ Signalized intersection
- ▶ Electronic reader board pylon
- ▶ Existing Drive Through
- ▶ Across from Walmart Super Center Main Entrance
- ▶ Existing high quality office space



# SITE MAP



E JACKSON STREET ±17,500 VPD



Pylon  
Signage



Drive Thru

FREE STANDING  
BUILDING FOR LEASE

# LOCAL AERIAL

Western Illinois University  
7,600 Students (2022)  
+600 Faculty (2022)

67

DOLLAR GENERAL



Walgreens

Lincoln School

±17,500 VPD



CVS/pharmacy  
PET SUPPLIES PLUS



R.P. LUMBER

Macomb School System  
2,000+ Students  
150+ Teachers  
\$17.8 Million Macomb Middle School completed August 2023

Edison School

Macomb High School / Middle School

McDonough District Hospital  
48 Beds  
Est 2022 Revenue: \$187,434,879

TJ-maxx

DOLLAR TREE

SHOE sensation



HOBBY LOBBY



Walmart

Great Clips  
IT'S GONNA BE GREAT™

AutoZone

verizon



Casey's

HuVee



FARM KING



T Mobile

maurices

FREE STANDING  
BUILDING  
FOR LEASE



BW Best Western  
Hotels & Resorts

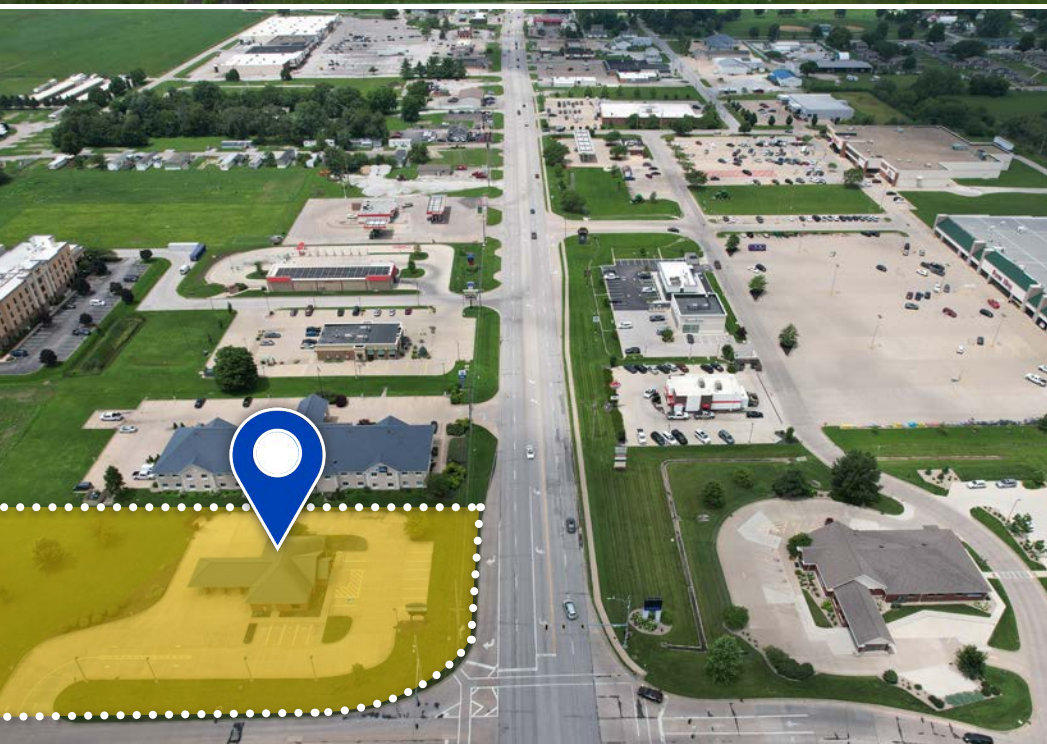
# PROPERTY AERIAL

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## Site Photos



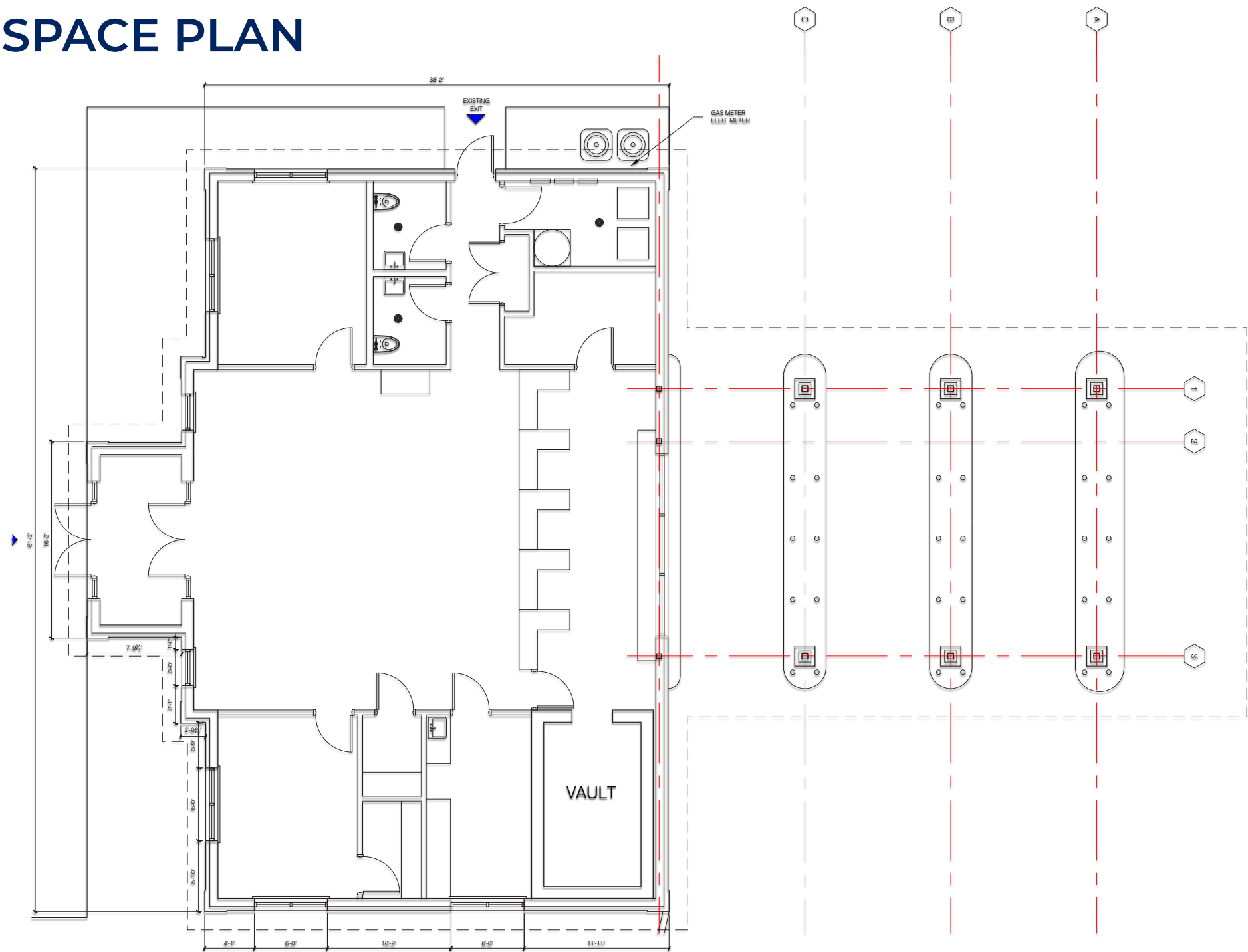
## Site Photos



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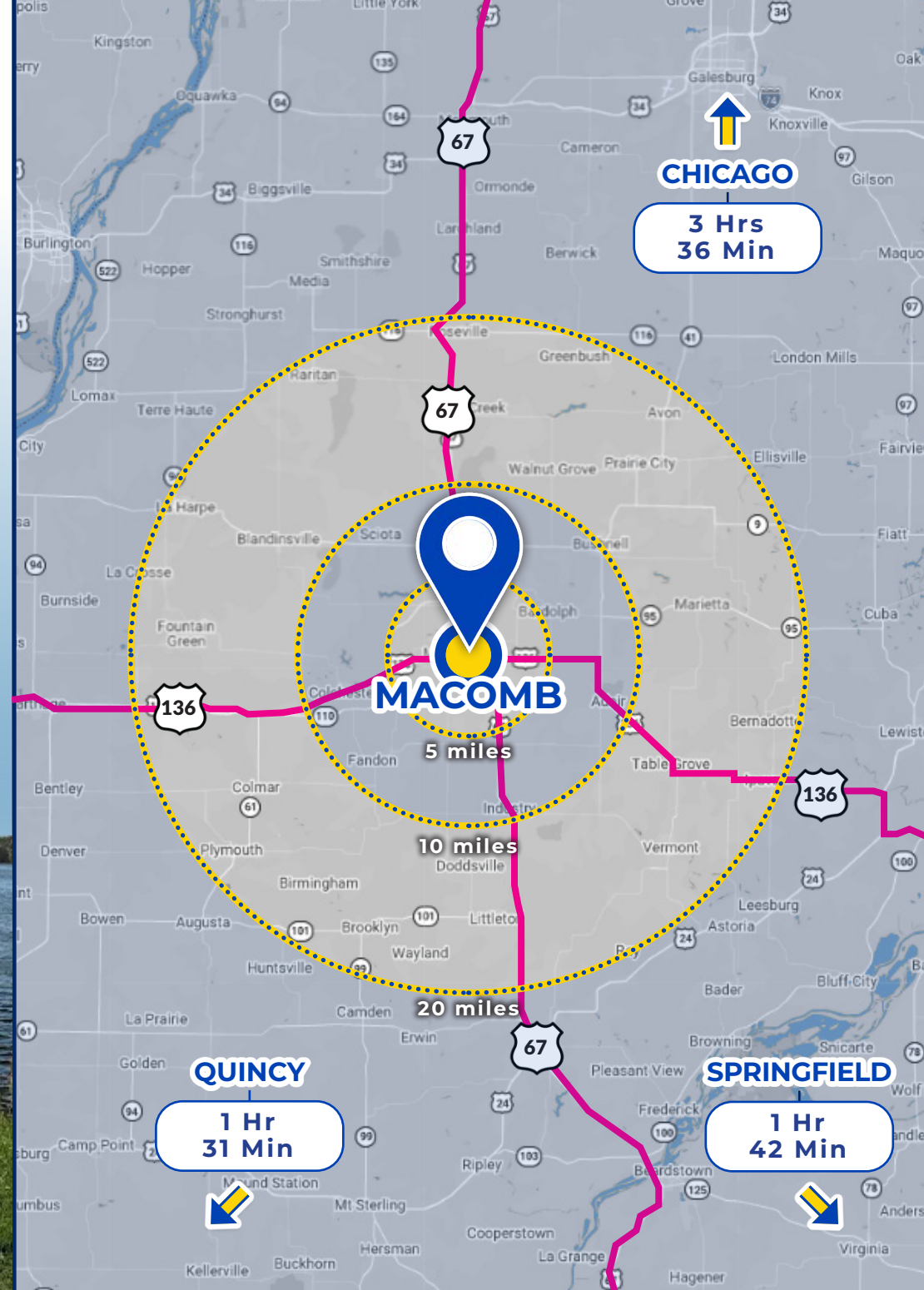
# SPACE PLAN



# DEMOGRAPHICS

## 2024 SUMMARY

|                      | 5 MILES  | 10 MILES | 20 MILES |
|----------------------|----------|----------|----------|
| POPULATION           | 16,009   | 21,326   | 35,187   |
| HOUSEHOLDS           | 7,048    | 9,399    | 15,261   |
| AVG HOUSEHOLD INCOME | \$65,780 | \$69,867 | \$74,599 |
| AVG MEDIAN INCOME    | \$47,251 | \$53,878 | \$58,483 |



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