

1435 E JACKSON ST
Macomb, IL 61455



CORNER PAD

±.80 ACRE
OPPORTUNITY

ACTIVE REDEVELOPMENT

The
Carrington
Company

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HARD CORNER PAD
- FOR LEASE

PROPERTY SUMMARY

1435 E Jackson St, Macomb, IL 61455

This .79 acre hard corner site is positioned along the busiest thoroughfare in the region and sits as an outparcel to the recently redeveloped center which just celebrated new store openings for TJ Maxx & Hobby Lobby. National retailers are thriving along Jackson St with recent ground up development for Chipotle, Sparkle Car Wash, Arby's, T-Mobile and many more. Positioned adjacent to the Walmart Super Center, HyVee, and various national retail brands this property serves both destination and convenience based shoppers in the expansive trade area. Macomb serves as the county seat for McDonough County, is the home of Western Illinois University (7,500+ students), provides a regional medical hub for the region, and has experienced rapid residential expansion. The property offers tremendous access, visibility, signage, and development flexibility.

Availability

- ▶ .79 Acres Pad Site
- ▶ Ground Lease or Redevelopment
- ▶ Strong potential for QSR w/ Drive-Thru, Retail, or Automotive use

Location Features

- ▶ Individual Pylon Signage Available
- ▶ Located in the center of retail concentration
- ▶ 200' of frontage along E Jackson Street, Macomb's main thoroughfare
- ▶ Traffic Count: E Jackson St 17,500 VPD
- ▶ Adjacent tenants include McDonalds, Dollar Tree and Rialto Theater



SITE MAP



E JACKSON ST



±17,500 VPD

CANDY LN

Waterworks Car Wash

Los Churros



±.80 Acre Pad Opportunity

E WASHINGTON ST

Active
Redevelopment

HOBBY LOBBY

TJ-maxx

SHOE
sensation

DOLLAR TREE

ZEN NAILS

Insurance

Billy's
Furniture



EAST JACKSON STREET
BY PUBLIC RIGHT OF WAY
ATTN:DC
ST DC-DC



LOCAL AERIAL

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

HARD CORNER PAD FOR LEASE

67

DOLLAR GENERAL



Lincoln School



Walgreens

136

±17,500 VPD



CVS/pharmacy
PET SUPPLIES PLUS



Great Clips
IT'S GONNA BE GREAT

AutoZone

verizon

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



BW Best Western
Hotels & Resorts

Site Photos





BUFFALO WILD WINGS BURGER KING Starbucks Walmart
AutoZone verizon Great Clips
IT'S GONNA BE GREAT

RAC
REPAIRS & MAINTENANCE

goodwill

HyVee
EMPLOYEE OWNED

ALDI

FARM KING
The Family Store with a Farm Store Inside

CHIPOTLE
MEXICAN GRILL

Arbys

R.P. LUMBER

SPARKLE EXPRESS

McALISTER'S
DELI

VIP CINEMAS

DOLLAR TREE

SHOE sensation

T.J. maxx
HOBBY LOBBY

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