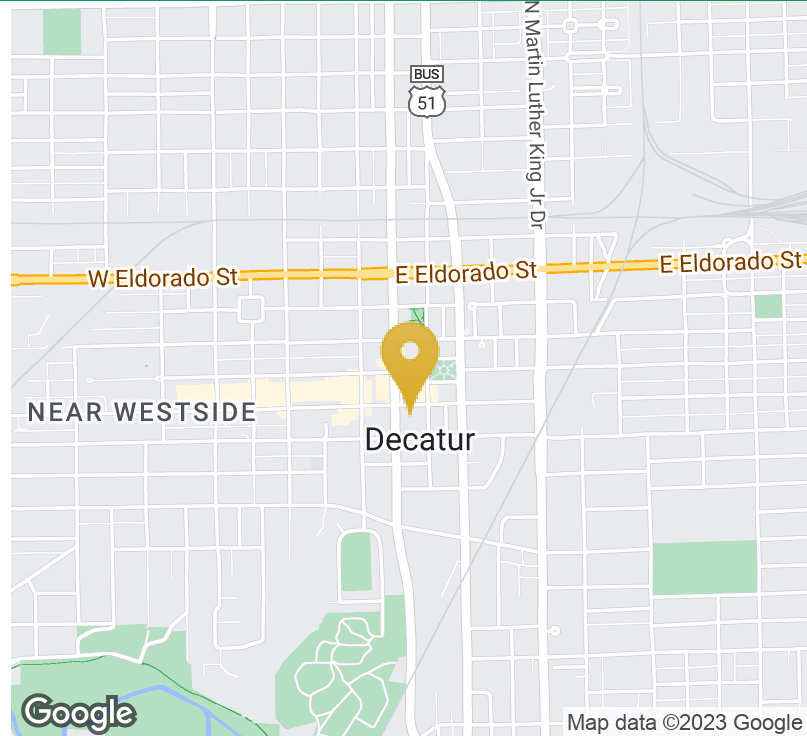


111 E. Main Street

111 E. Main Street, Decatur, IL 62523

**MAIN
PLACE**
REAL ESTATE



OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Building Size:	27,127 SF
Available SF:	8,200 - 18,902 SF
Lot Size:	1.2 Acres
Year Built:	1977
Renovated:	2000
Zoning:	B4

PROPERTY OVERVIEW

Welcome to 111 East Main Street one of the most recognizable buildings in Downtown Decatur. Custom built in 1977 for a bank and financial offices, this all brick building offers two stories and finished lower level totaling 27,127 square feet. The entire commercial office building is available for lease, however the current minimum divisible space is approximately 8,200 square feet. The building configuration includes centralized open office space, private executive offices, conference rooms, break/storage rooms, vaults, vestibule, restrooms, natural skylights, passenger elevator, and spiral staircase. Ample nearby parking available. Situated in the heart of the growing downtown Decatur area, walking distance to Central Park, restaurants, and boutique shopping. Property underwent major renovations in the year 2000. (Fun fact: The Decatur Staleys/Chicago Bears mural was added to the west side of the building in 2015). Asking NNN lease structure. Contact broker for inquiries.

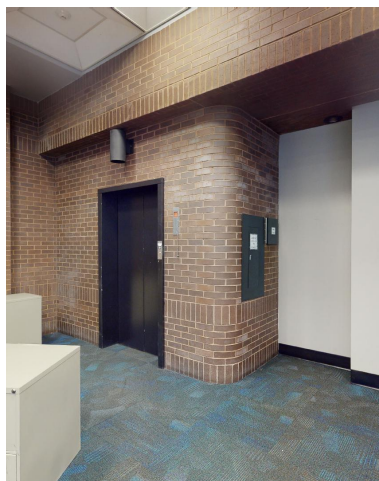
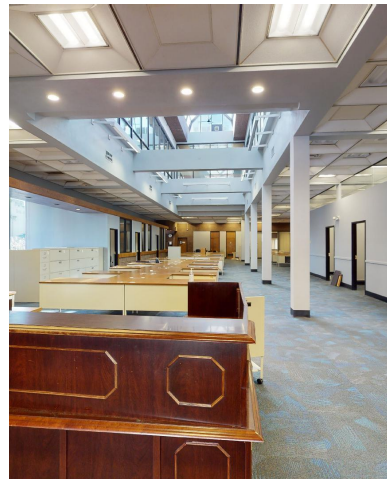


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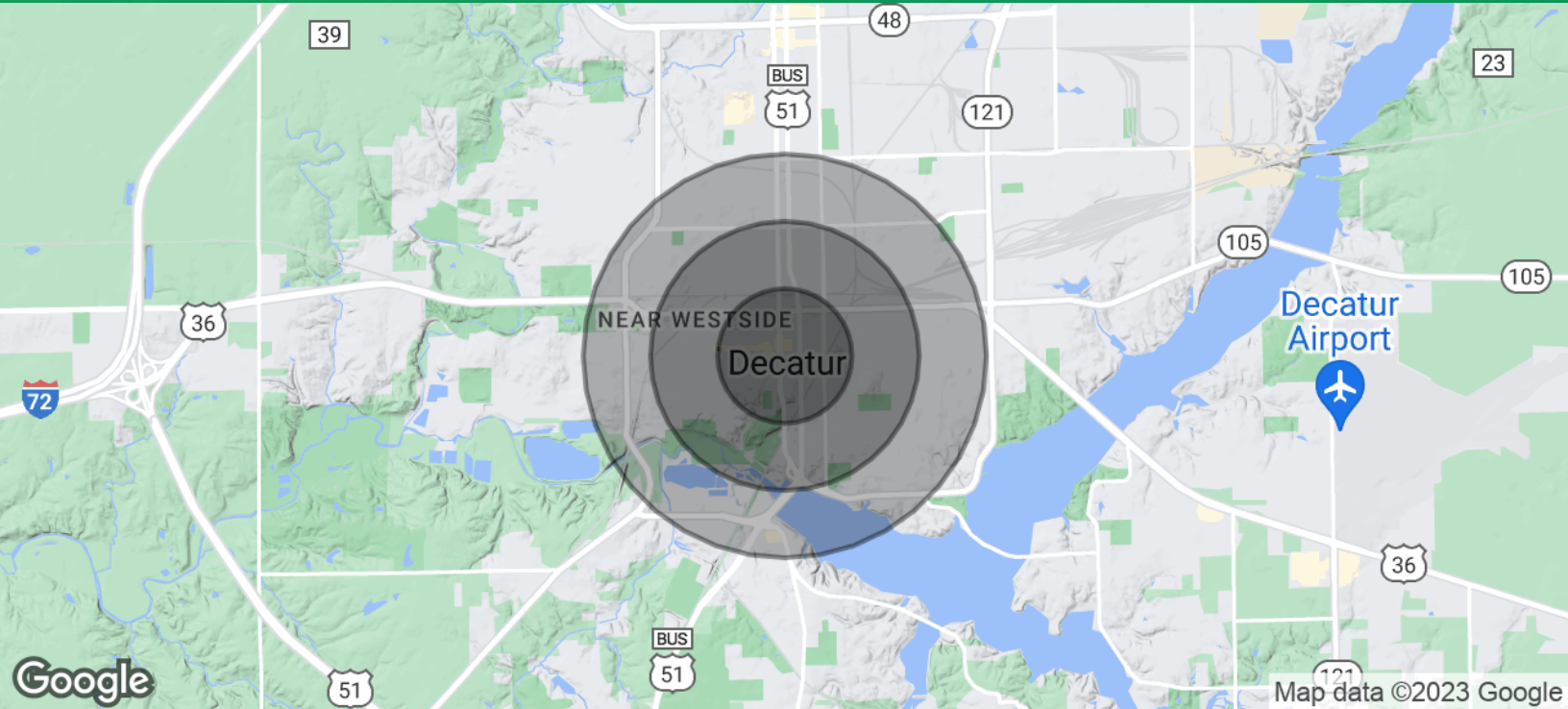
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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,225	10,190	22,870
Average Age	38.6	32.1	32.7
Average Age (Male)	41.3	33.6	32.8
Average Age (Female)	41.1	34.8	33.3

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,291	5,580	11,627
# Of Persons Per HH	1.7	1.8	2.0
Average HH Income	\$27,430	\$29,628	\$34,764
Average House Value	\$51,739	\$39,734	\$44,016

* Demographic data derived from 2020 ACS - US Census



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