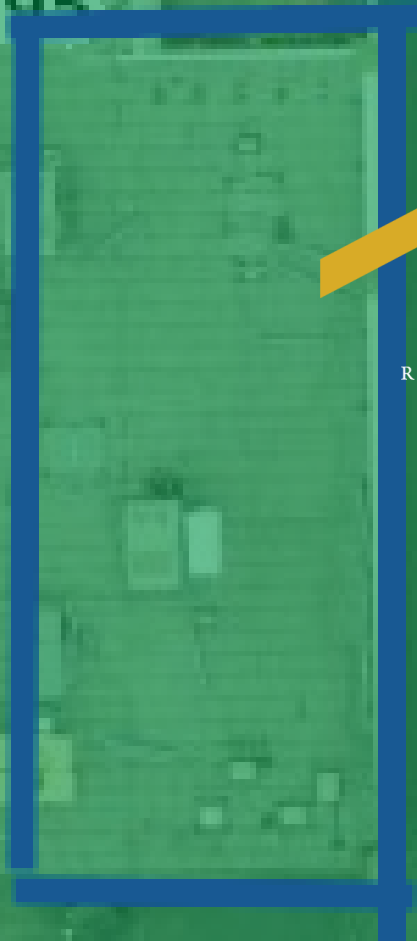


RETAIL PROPERTY FOR LEASE 695
727-717707

675 W. Pershing
Decatur, IL 62526



PRESENTED BY

Chris Harrison || 217.422.3335

675 W. Pershing

Decatur, IL 62526



OFFERING SUMMARY

Lease Rate:	\$7.50 SF/month (NNN)
Building Size:	5,500 SF
Available SF:	5,500 SF

PROPERTY OVERVIEW

Excellent Pershing Road location for lease. Well situated in a shopping center with shared parking and multiple ingress and egress points. This can become your destination location with co-tenants, such as Walgreens, Perkins and Country Nutrition - Health Food Store. The balance of the complex houses, insurance agent, nail and hair shops plus Express Employment Professionals and Workforce Solutions.

The landlord will provide this space in "white box" condition at the stated rate or will negotiate for further build to suit. The 5,500 SF shell is ready for your retail, office, or flex use.

Call for more details!

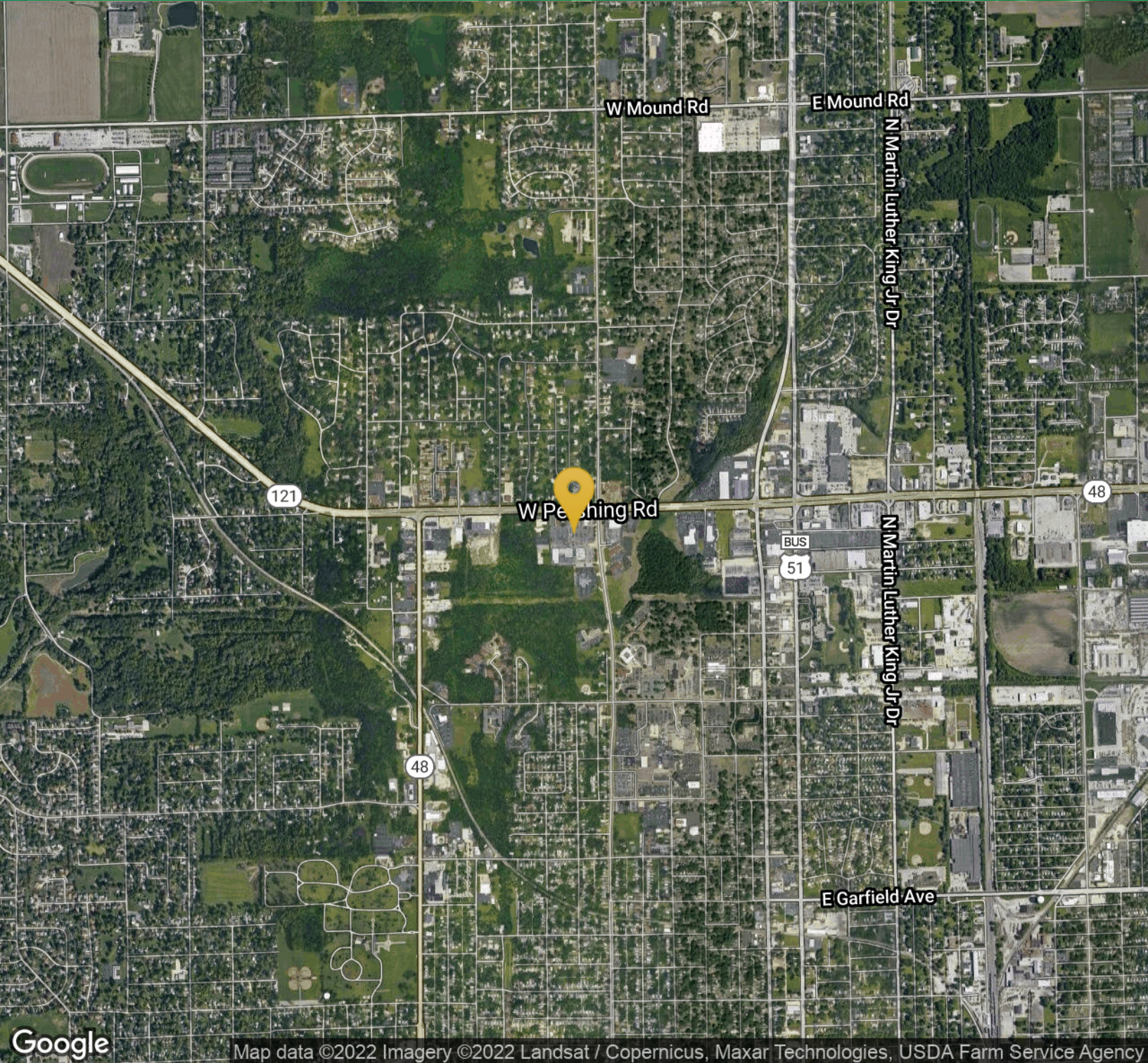


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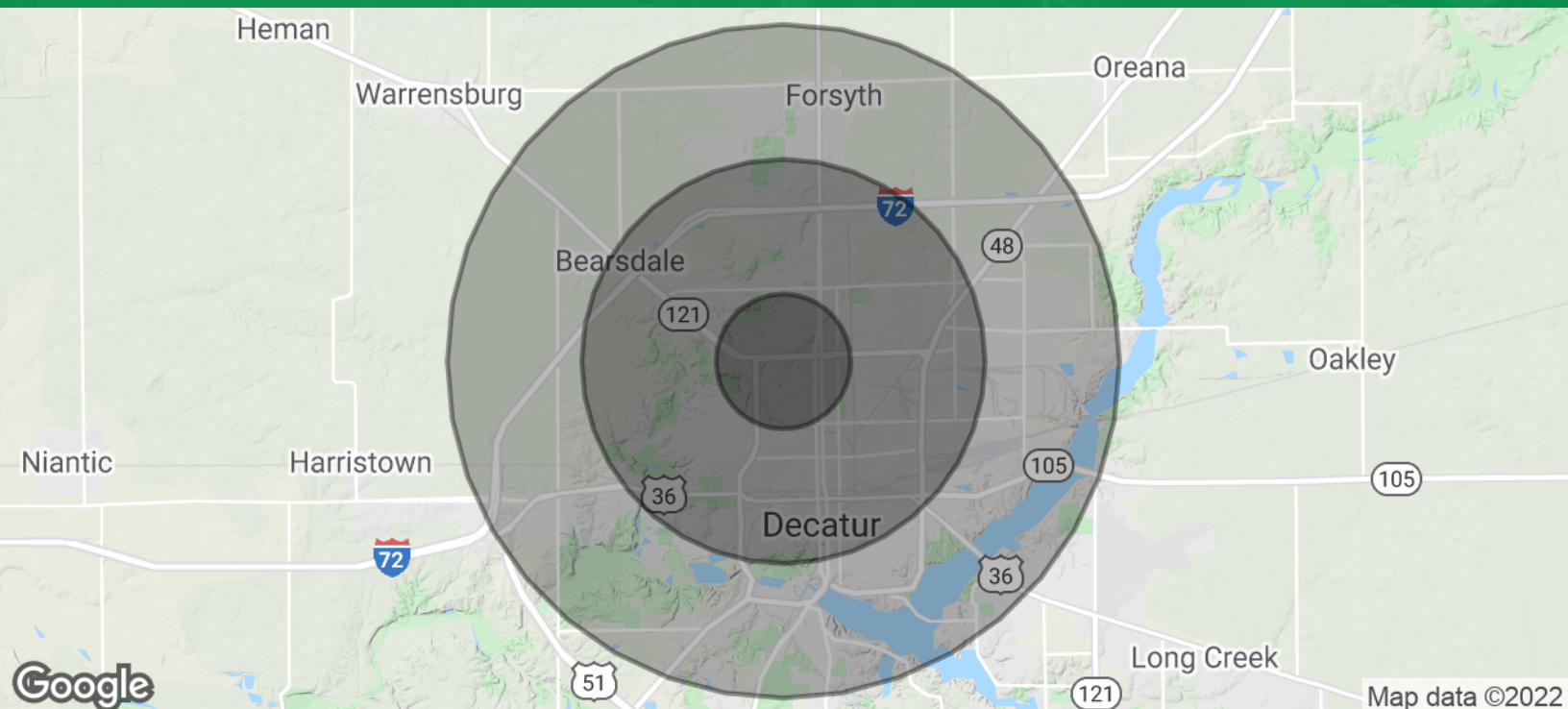
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**MAIN
PLACE**
REAL ESTATE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,906	52,277	88,961
Average Age	43.9	37.6	38.5
Average Age (Male)	41.5	36.4	37.1
Average Age (Female)	47.8	39.1	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,360	20,951	36,278
# Of Persons Per HH	2.4	2.5	2.5
Average HH Income	\$46,140	\$47,779	\$52,100
Average House Value	\$89,214	\$93,875	\$109,864

* Demographic data derived from 2010 US Census



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