

FOR SALE / LEASE

VIEWEG
REAL ESTATE

Central Illinois I Multi Use Property

400-426 North Martin Luther King Junior Drive, Decatur, IL 62523



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PROPERTY DESCRIPTION

400-426 N Martin Luther King being offered for SALE and LEASE. Located near the heart of Decatur, IL this over 20,000 SF Retail/Industrial property offers extreme flexibility. The two buildings are currently combined, but easily divisible to make a multi tenant property. The north building is a single story 7,400 SF building with an overhead door in the back. The south building is also 7,400 SF on the main floor with a 6,000 SF finished upstairs. Both units host there own bathrooms and entrances.. Great opportunity for an investor or owner user. *Agent Owned*

PROPERTY HIGHLIGHTS

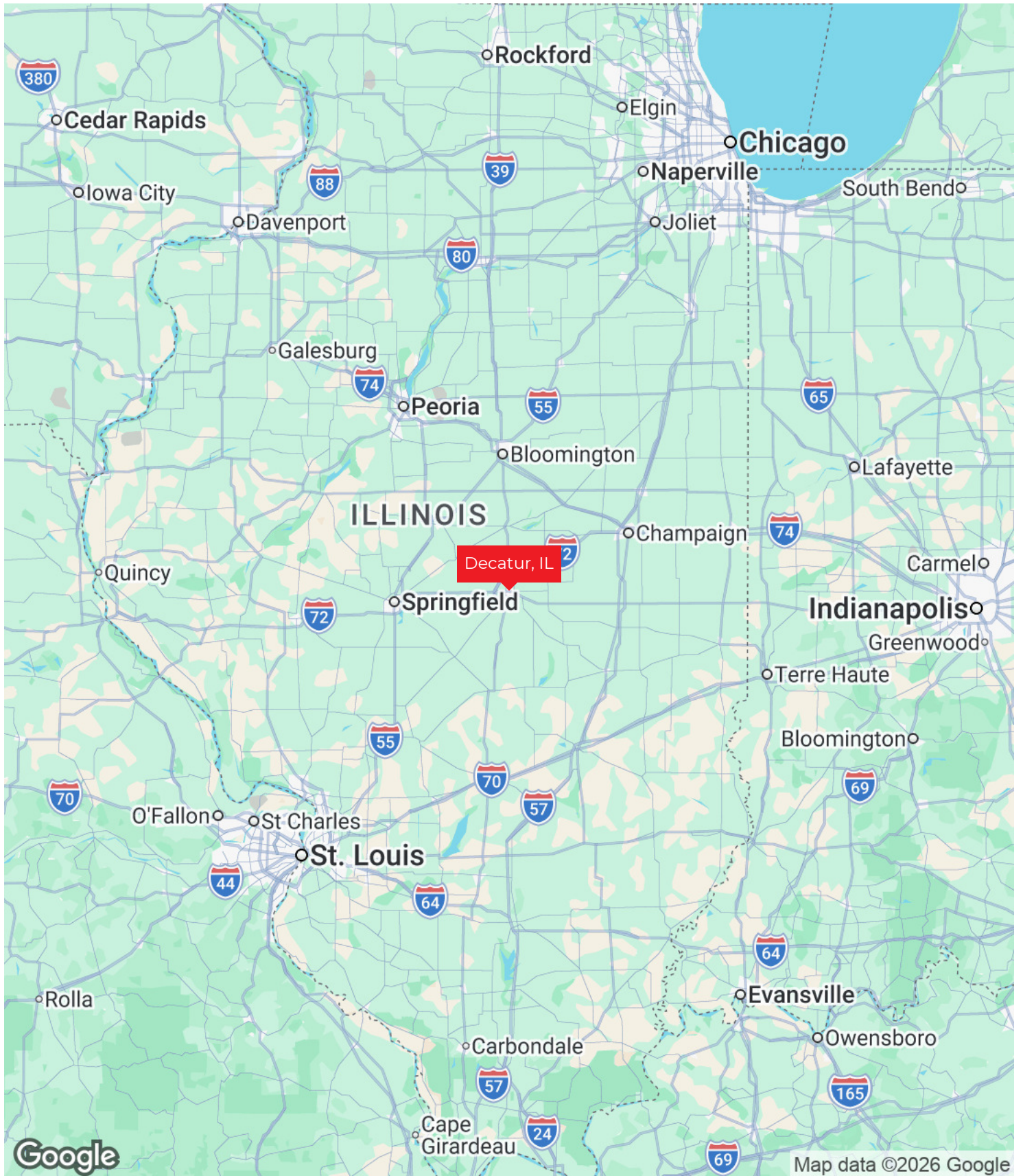
- 20,800 SF building
- Flexible lease terms
- High-traffic area
- Versatile layout
- Move-in ready
- Potential for 2 units
- Overhead Door
- Prime location

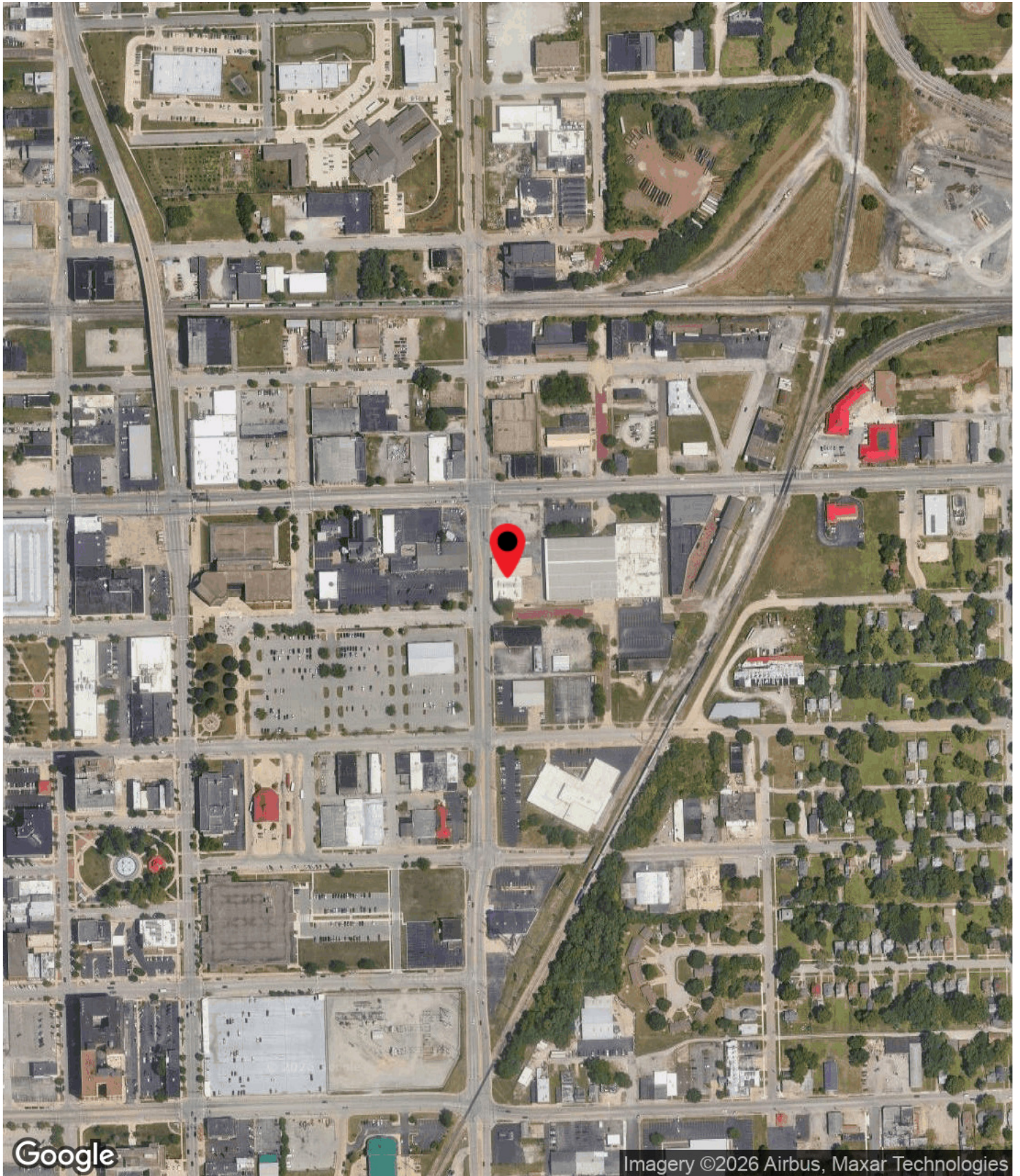
OFFERING SUMMARY

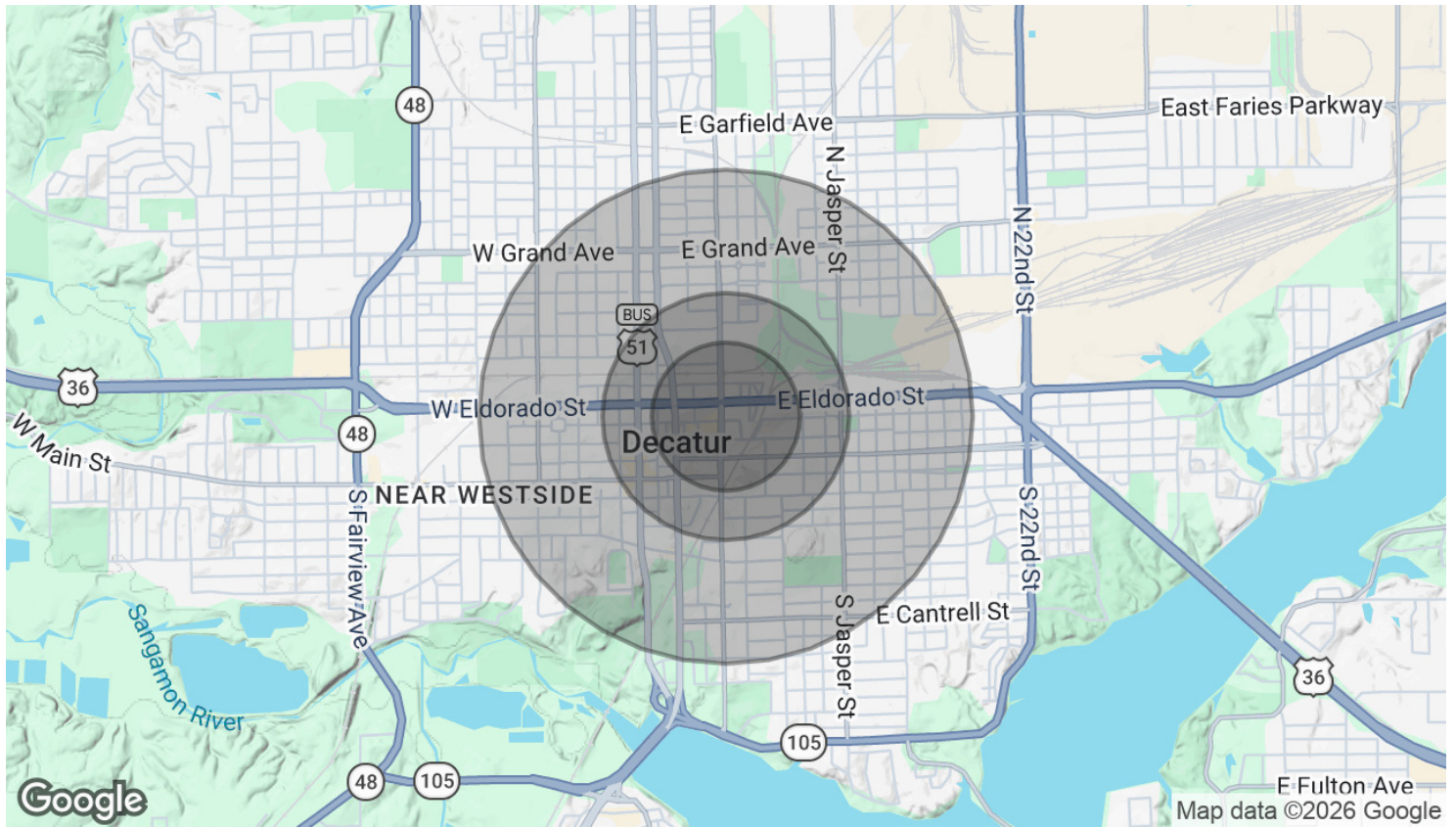
Sale Price:	\$425,000
Lease Rate:	\$6.00 SF/yr (MG)
Number of Units:	1-2
Available SF:	20,800 SF
Lot Size:	0.75 Acres
Building Size:	20,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	496	3,658
Total Population	144	1,473	8,815
Average HH Income	\$37,018	\$37,188	\$39,446









POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	144	1,473	8,815
Average Age	38	37	37
Average Age (Male)	36	35	36
Average Age (Female)	40	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	496	3,658
# of Persons per HH	3.1	3	2.4
Average HH Income	\$37,018	\$37,188	\$39,446
Average House Value	\$81,716	\$117,130	\$85,045

Demographics data derived from AlphaMap



**AJ
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