

1325 E JACKSON ST
Macomb, IL 61455



The
Carrington
Company

GREG CUTLER

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NEWLY REDEVELOPED CENTER
- FOR LEASE

PROPERTY SUMMARY

1325 E Jackson St, Macomb, IL 61455

The Carrington Company is proud to present Macomb Illinois' newly redeveloped K-Mart anchored by T.J.Maxx and Hobby Lobby. Both anchor tenants celebrated their grand openings in early April 2025. Beyond the strong retail synergy offered by the anchors of this redevelopment, the neighboring retailers of McDonalds, Shoe Sensation, Dollar Tree, and Rialto Movie Theater drive even more traffic to this center. This site benefits from its highly visible hard corner positioning along E. Jackson Street's retail corridor which contains all key retailers within the Macomb market such as Wal-Mart, Hy-Vee, ALDI, Chipotle and Starbucks. The property is strategically situated as part of a thriving new retail destination within Macomb market! Additional amenities of this project are the prominent pylon signage, convenient access, and ample parking.

Availability

- ▶ 18,050 SF Junior Box Space (80' Frontage & 239' Depth)
- ▶ 3,800 SF Shop Space (31' Frontage & 115' Depth)

Location Features

- ▶ Successful new store openings with TJ Maxx & Hobby Lobby
- ▶ Central positioning in the retail hub
- ▶ Pylon signage available
- ▶ Newly retrofitted property
- ▶ Great access and visibility
- ▶ Ready to occupy space





PROPERTY AERIAL



SUITE C JR BOX AVAILABLE

- 18,050 sf
- 81' Frontage
- Truck Dock Access
- Ready to occupy condition

SUITE D END CAP AVAILABLE

- 3,800 sf
- 31' frontage

SUITE C & D ELEVATIONS



LOCAL AERIAL

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

NEWLY REDEVELOPED CENTER FOR LEASE

DOLLAR GENERAL
the Y

DQ DUNKIN'

Walgreens

136

±17,500 VPD

Wendy's
McDonald's

CVS/pharmacy
PET SUPPLIES PLUS

O'Reilly AUTO PARTS



TJ-maxx
DOLLAR TREE
SHOE sensation



HOBBY LOBBY



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

Starbucks
BUFFALO WILD WINGS
Walmart

Great Clips
IT'S GONNA BE GREAT

AutoZone

verizon

goodwill
Casey's
HqVee
Arby's
FARM KING
F&E
CHIPOTLE
ALDI
T Mobile
maurices

R.P. LUMBER

Hampton
SPARKLE EXPRESS
McALISTER'S DELI
BURGER KING
BW Best Western Hotels & Resorts

SITE MAP



E JACKSON ST



±17,500 VPD

CANDY LN

Waterworks Car Wash

Los Churros



±.80 Acre Pad Opportunity

E WASHINGTON ST

D

C

HOBBY LOBBY

TJ-maxx

SHOE sensation

DOLLAR TREE

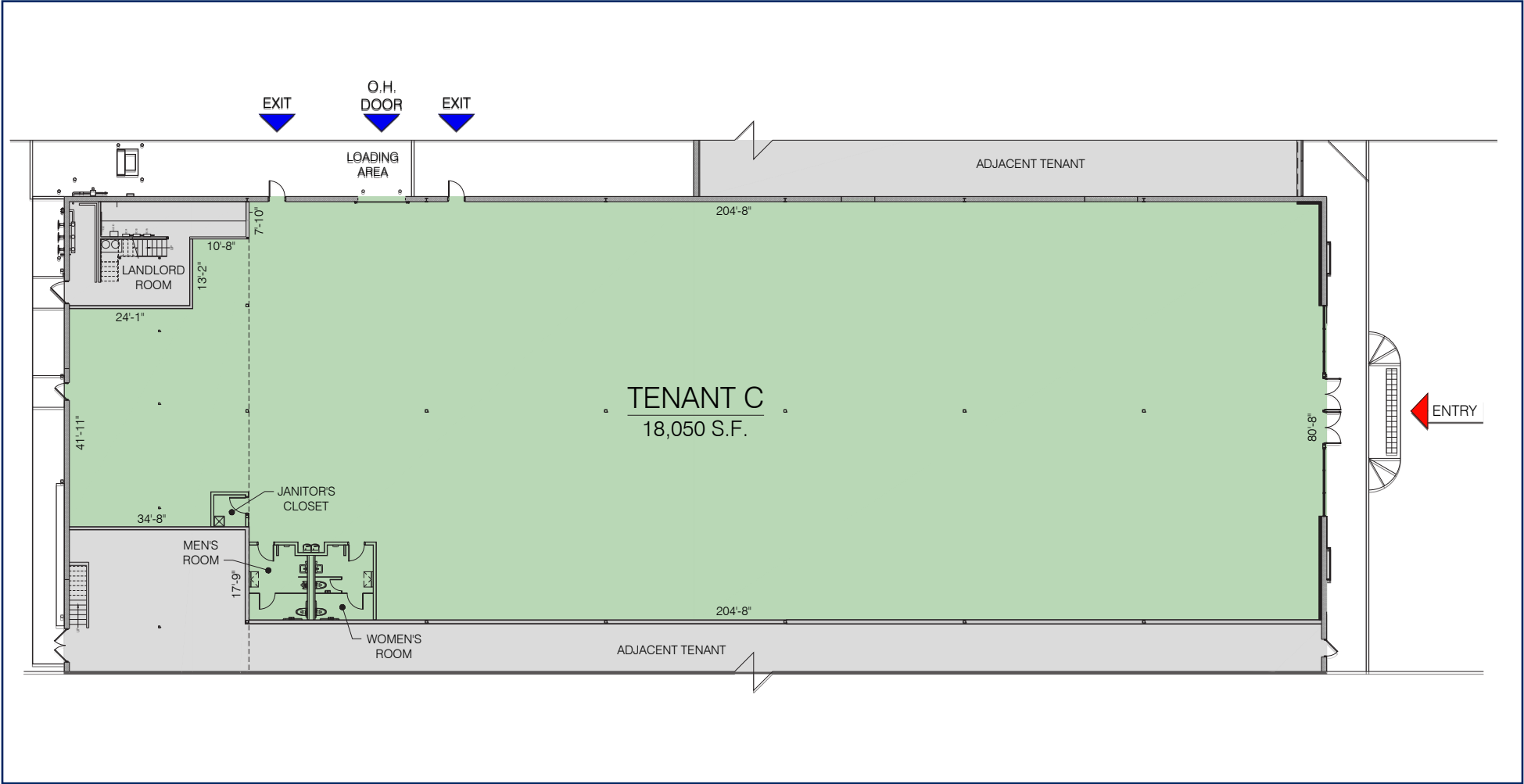
ZEN NAILS

Insurance

Billy's Furniture



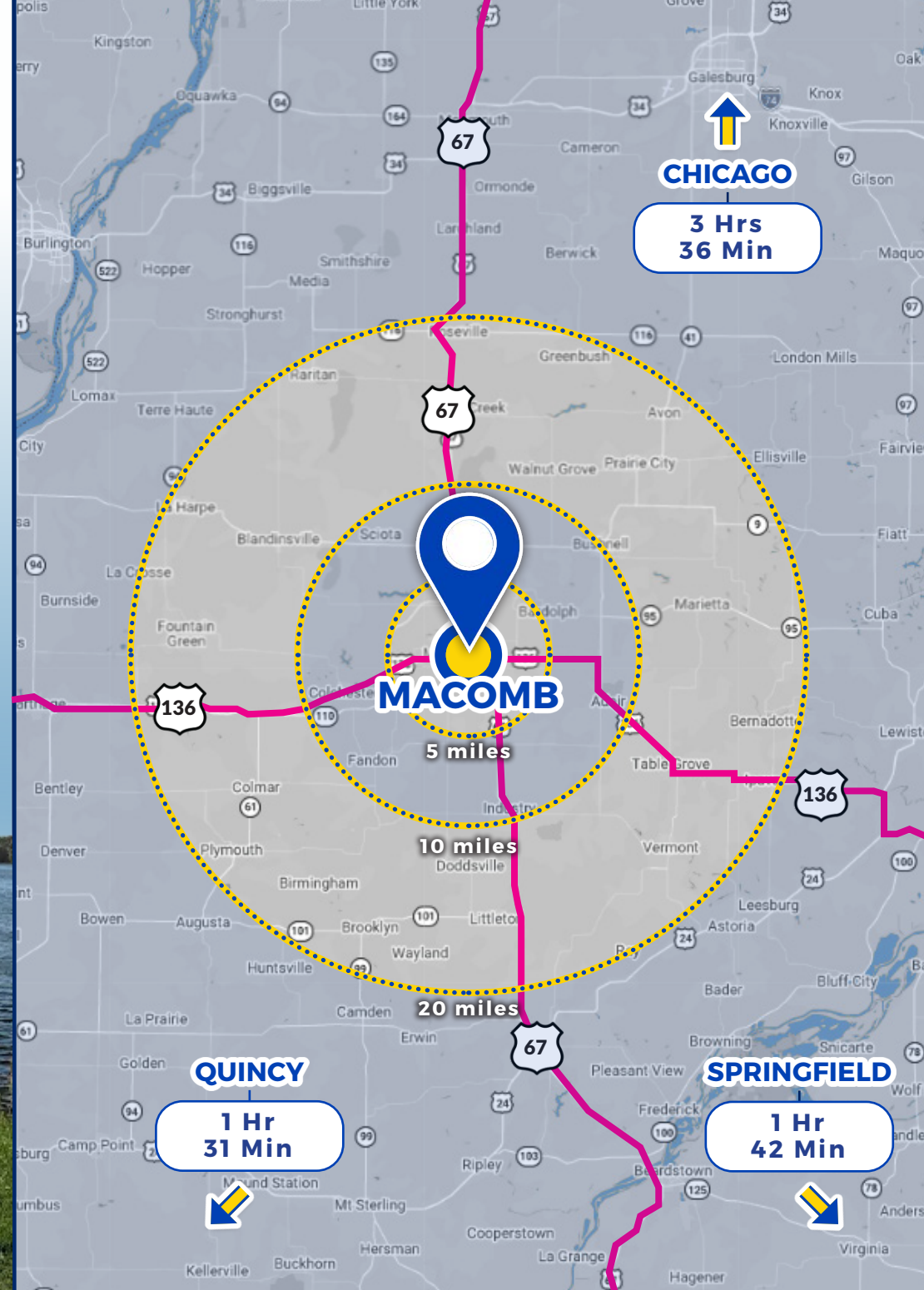
SPACE PLAN

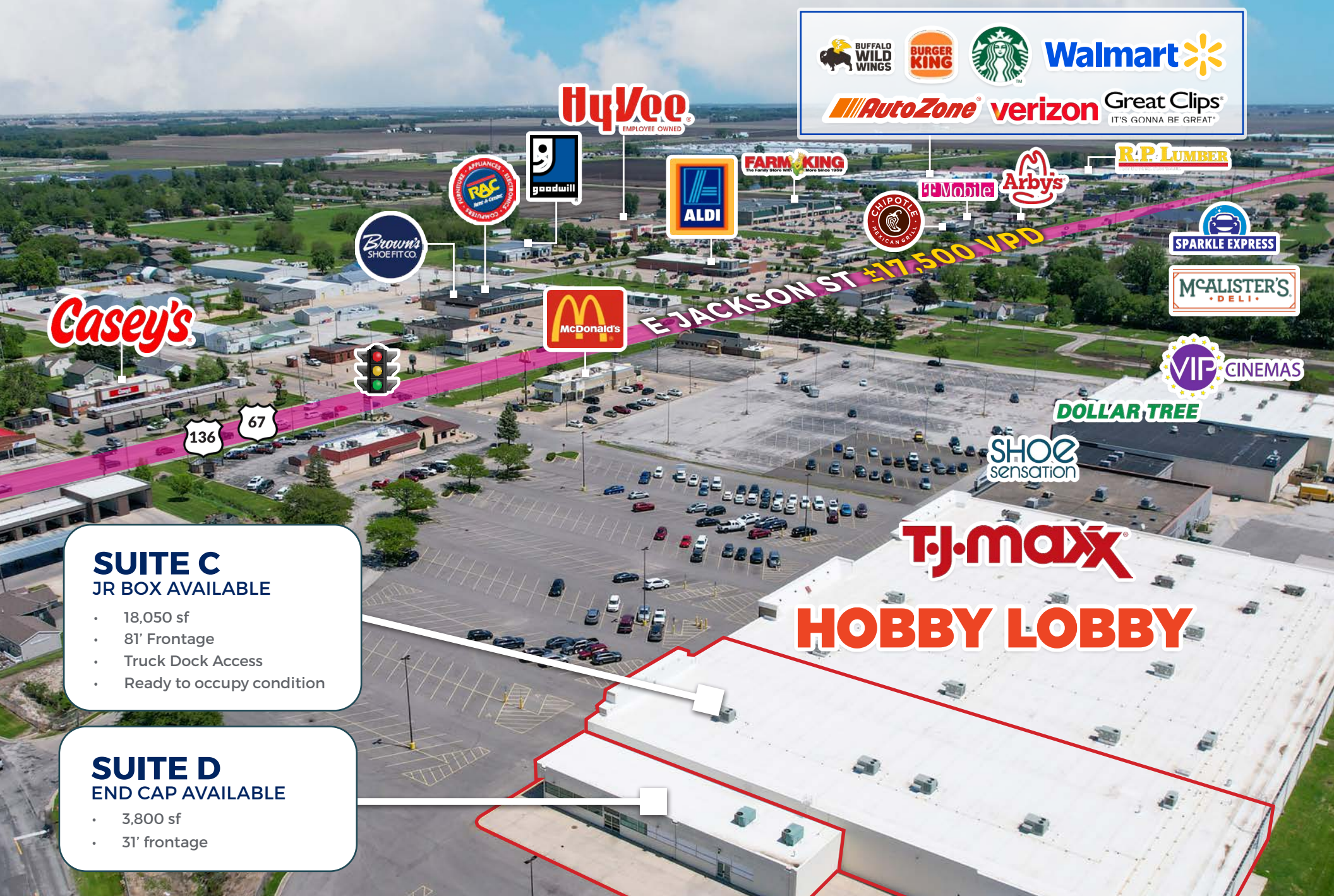


DEMOGRAPHICS

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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