

FOR LEASE

Colliers

Junior Anchor Space Available

4298 N. Prospect St., Decatur, IL 62526



Property Profile

Demographics

Space Available	15,580 SF	1 Mile	3 Miles	5 Miles	
Shadow Anchor	Walmart, Sam's Club	Population	4,189	25,834	58,761
Traffic Counts	26,609 VPD (Bloomington Rd.) 5,086 VPD (Ash Ave.)	Average HHI	\$98,862	\$82,887	\$71,847
		Households	1,948	11,729	25,768

Property Highlights

- Rare junior box opportunity adjacent to Walmart and Sam's Club.
- Walmart is in the top 20% in Illinois and #1 in Decatur per Placer.ai
- 15,580 sf former Joann Fabrics
- Area retailers include: Target, Ashley Furniture, Best Buy, Ross, Panera, Mattress Firm, Chipotle
- Over 1,500 feet of frontage on N Prospect St with four curb cuts

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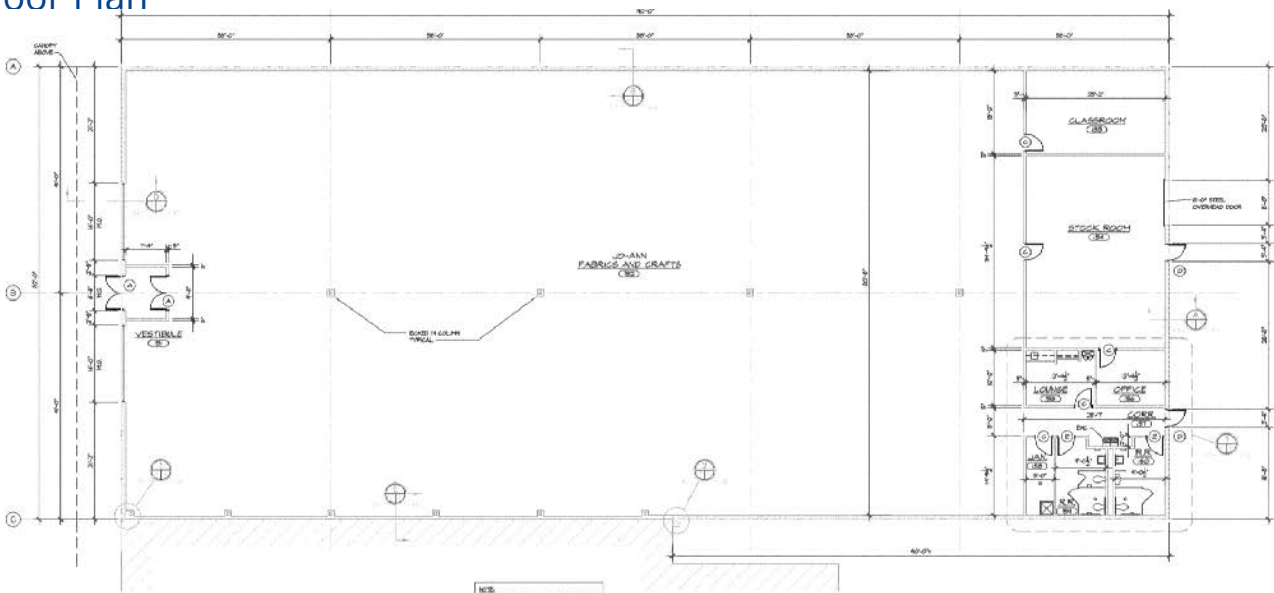
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Site Plan



Floor Plan



FLOOR PLAN
SCALE: 1/8" = 1'-0"

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BY USE OF NORMAL 1/8" DIA. PER 1/4" PITCHED STEPS & 2" OF CONC. SKIN ON EXTERIOR AND 200 FIBER IN CONC. (SEE FINAL SECTION FOR CONSTRUCTION PILING RESPONSES AND SIMILATION)

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Retail Map



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