

RELIGIOUS PROPERTY FOR SALE

29,013± TOTAL SF | 1.34± ACRES

FOUNDRY
COMMERCIAL



2201 E PRAIRIE STREET | DECATUR, IL 62521

ASKING PRICE: ~~\$395,000~~ \$360,000

PROPERTY DESCRIPTION

The building totals 29,013± SF and contains the following sections:

- The sanctuary portion of the building totals 4,510± SF and features a finished basement. The sanctuary also features a 594± SF balcony.
- The education wing totals 17,600± SF and features a partially finished basement with choir rehearsal room totaling 984± SF.
- A 4,400± SF garage in the basement is not factored into the total building SF.
- There is an elevator wing totaling 815± SF.

*Foundry Commercial and MTZ Realty Services solely represent the seller in any transaction.

PARCEL ID	04-12-13-254-027 04-12-13-254-026
COUNTY	Macon
CURRENT USE	Religious
ZONING	B1-Neighborhood Shopping, R3-Single Family Residence
TOTAL SF	29,013± SF
ACREAGE	1.34± AC
PARKING	60± paved spots

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, CCIM, SIOR
Designated Managing Broker
407.540.7718
matt.messier@foundrycommercial.com

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MISSION
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GROUP

IN COOPERATION WITH:

MARY MCCUMBER
Realtor
217.620.7342
mary.mtzrealty@gmail.com



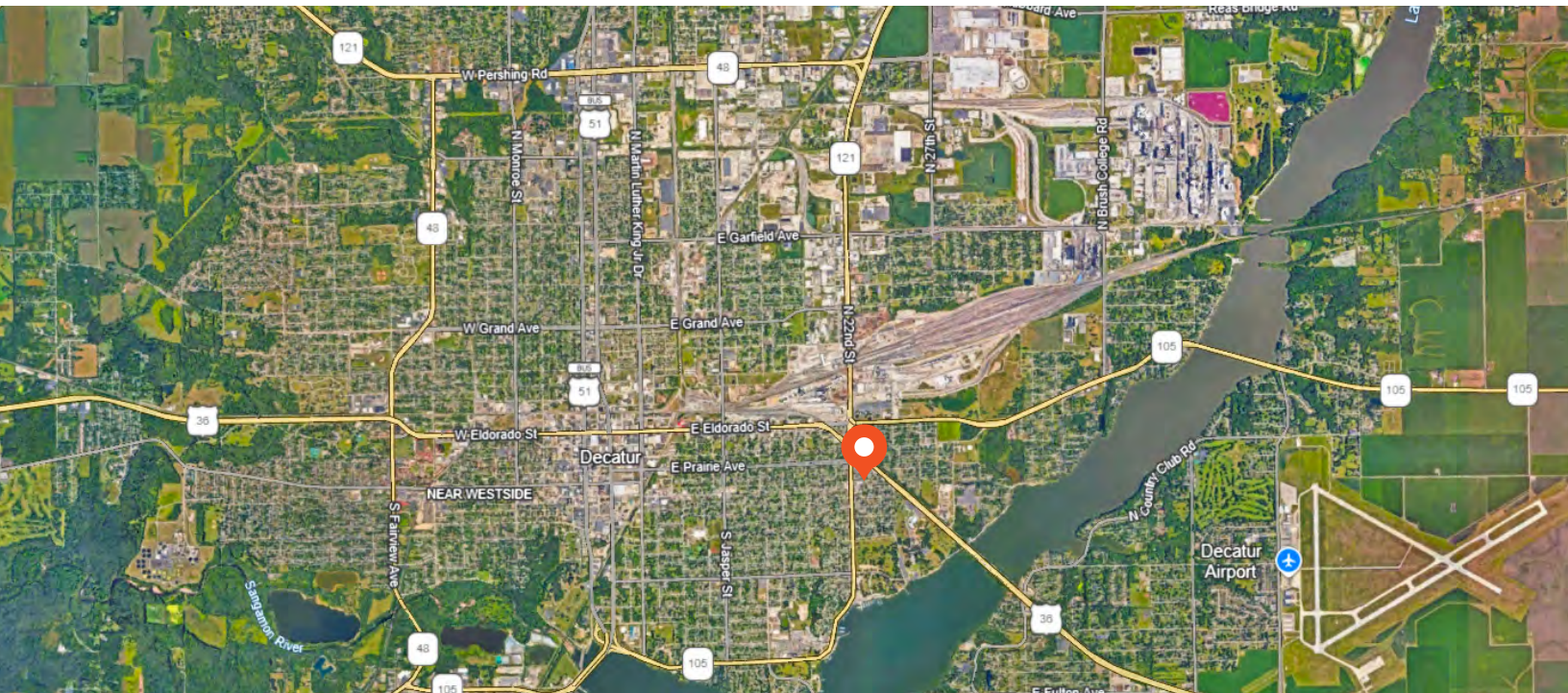
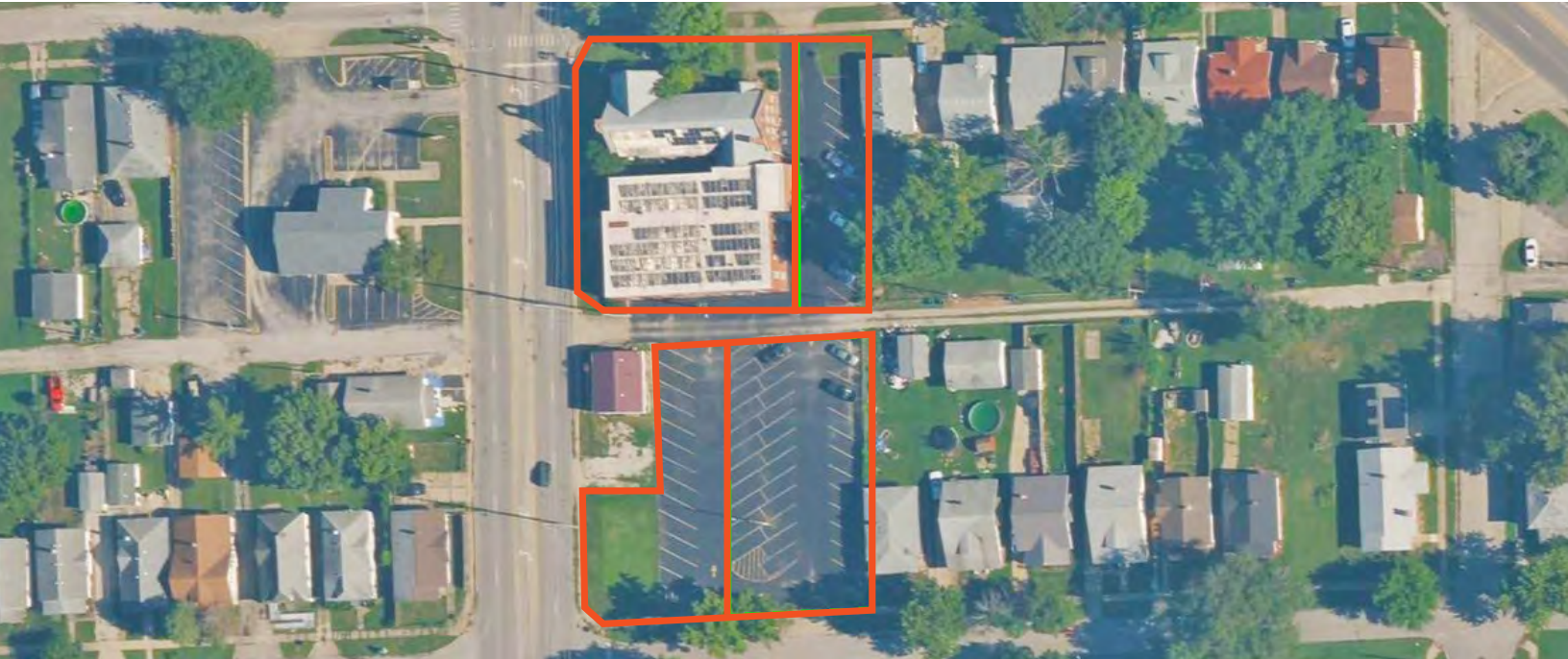
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AERIAL & PROPERTY OUTLINE



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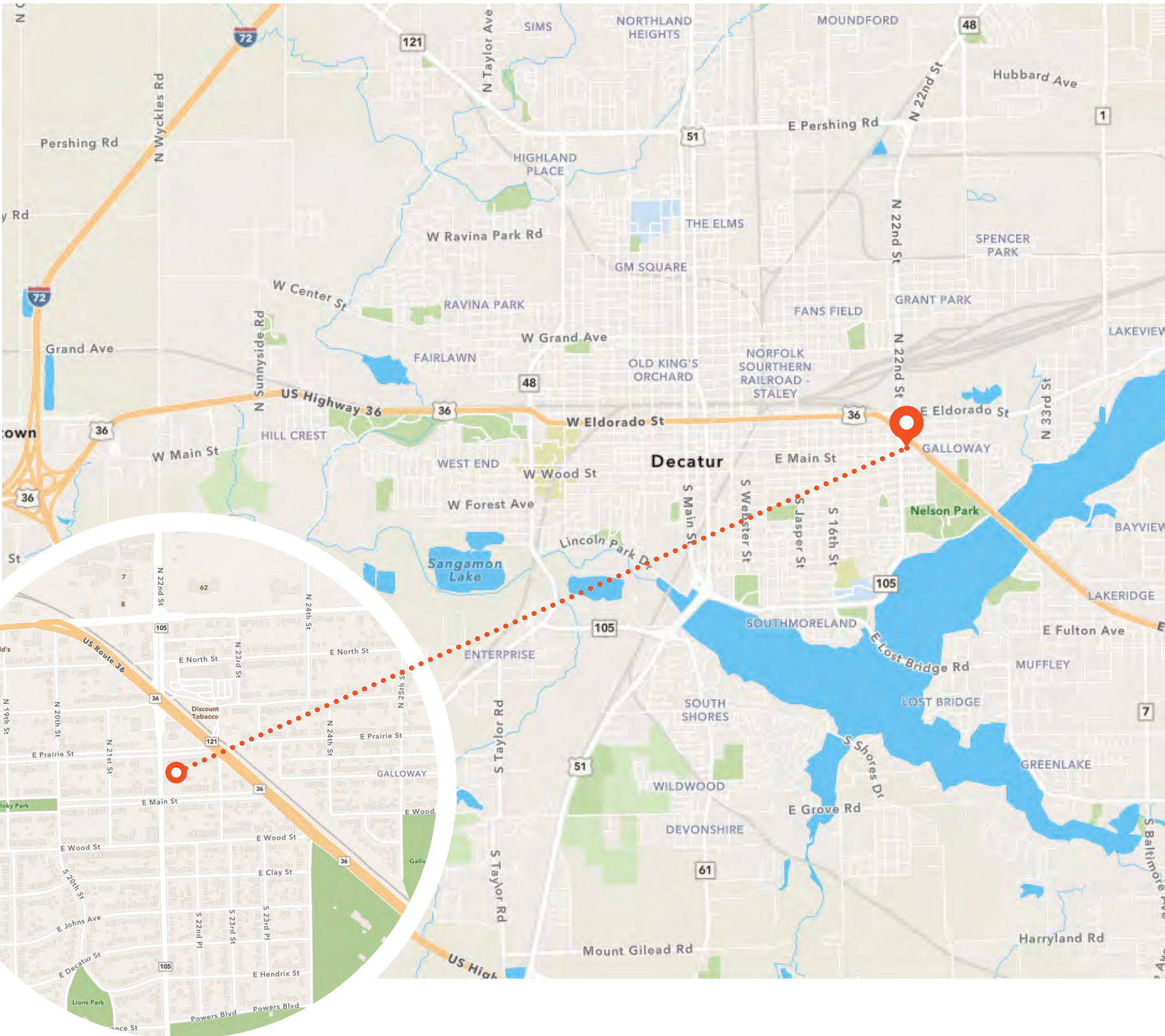


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LOCATION



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PROPERTY PHOTOS



VIEW FROM PRAIRIE AVENUE



SANCTUARY FROM BALCONY



FELLOWSHIP HALL



KITCHEN



CLASSROOM



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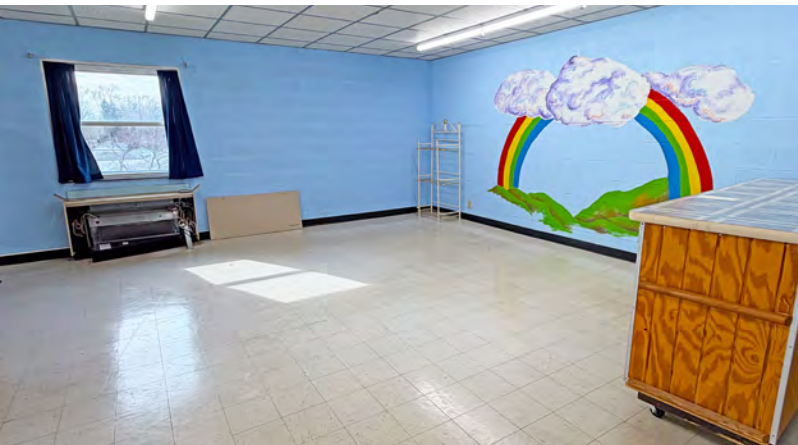
PROPERTY PHOTOS



CLASSROOM



CLASSROOM



CLASSROOM



PARLOR



OFFICE



NURSERY

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PROPERTY PHOTOS



CHAPEL



STAIRWELL



GARAGE



VIEW FROM 22ND STREET



REAR OF BUILDING



PARKING LOT

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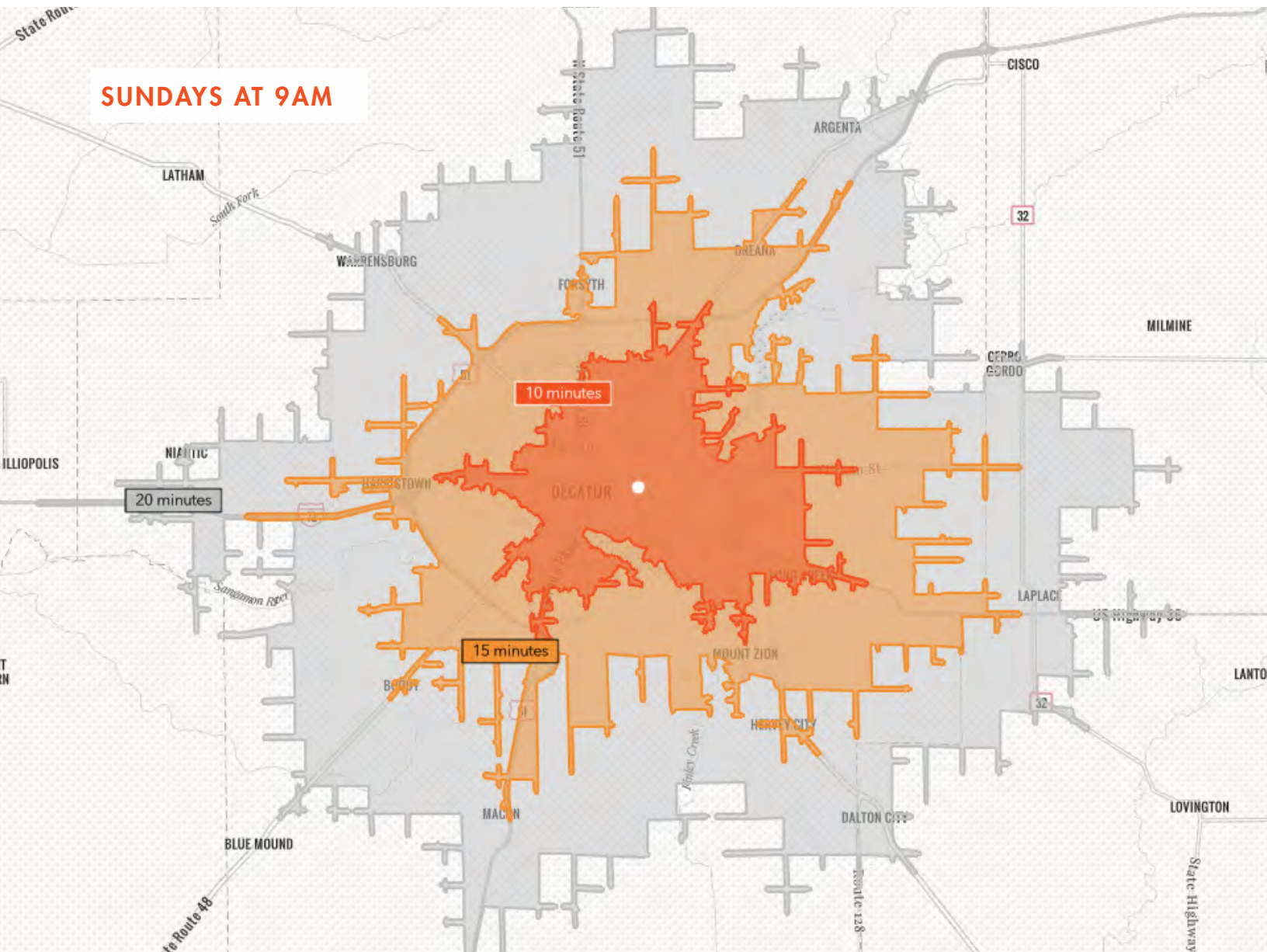


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APPROXIMATE TRAVEL TIMES AND TRAFFIC COUNT



8,700 VEHICLES

22nd Street Annual Daily Traffic Count 2023

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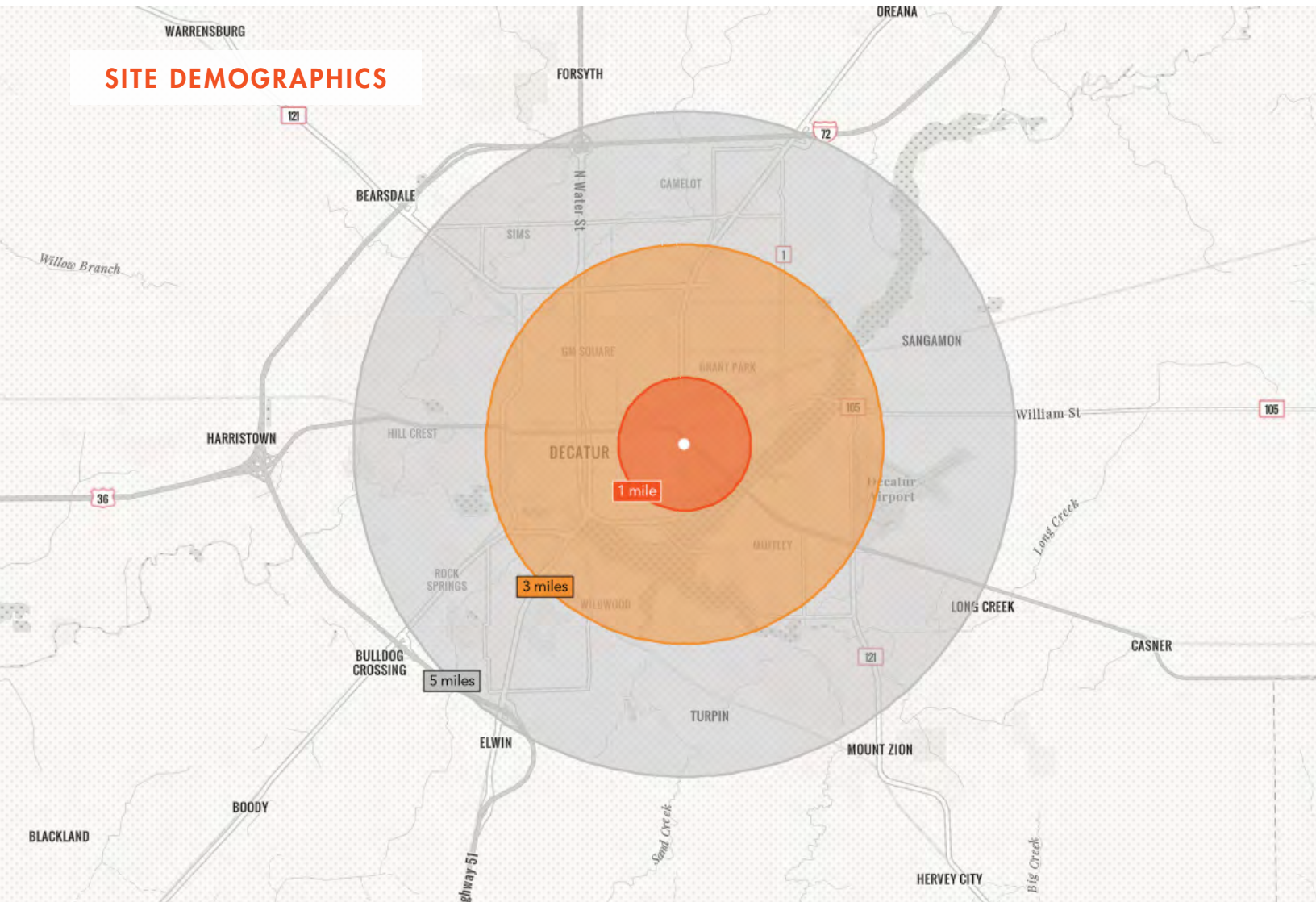
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SITE DEMOGRAPHICS



1 MILE RADIUS



7,055

ESTIMATED POPULATION 2025



35.7

MEDIAN AGE



\$73,802

MEDIAN HOME VALUE 2025



\$63,552

AVERAGE HOUSEHOLD INCOME

3 MILE RADIUS



45,741

ESTIMATED POPULATION 2025



38.0

MEDIAN AGE



\$94,105

MEDIAN HOME VALUE 2025



\$72,798

AVERAGE HOUSEHOLD INCOME

5 MILE RADIUS



78,338

ESTIMATED POPULATION 2025



39.9

MEDIAN AGE



\$114,491

MEDIAN HOME VALUE 2025



\$81,898

AVERAGE HOUSEHOLD INCOME

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