

OFFICE OR RETAIL FOR LEASE

160 Water Street
Decatur, IL 62523

PRESENTED BY

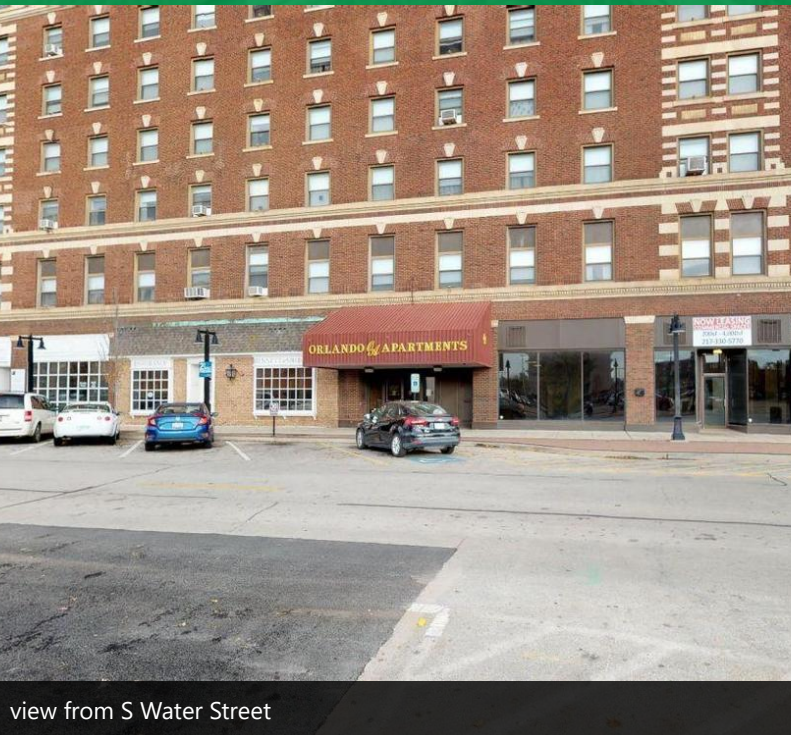
Zane Peterson || 217.422.3335

Chris Harrison || 217.422.3335

**MAIN
PLACE**
REAL ESTATE

160 Water Street

Decatur, IL 62523



view from S Water Street



view from E Wood Street

AVAILABLE FOR LEASE

Lease Rate:	\$9.55 SF/yr (Gross)
Lease Per Month:	\$1500 per month
Office Size:	1,883 SF
Street Level:	yes
Corner Location:	S Water St & E Wood St
Zoning:	B-4

PROPERTY OVERVIEW

FOR LEASE - Downtown street level space formerly a law office. Premium corner location directly across the street from the Macon County Courthouse and below the Millikin Court office building and the Orlando Apartments (approximately 120 residents). Plenty of foot traffic and vehicle counts. Extremely motivated lease rate for the space. Perfect location for office with visibility or a retail business. Asking only \$1,500/mo.

Contact commercial brokers to coordinate a showing.



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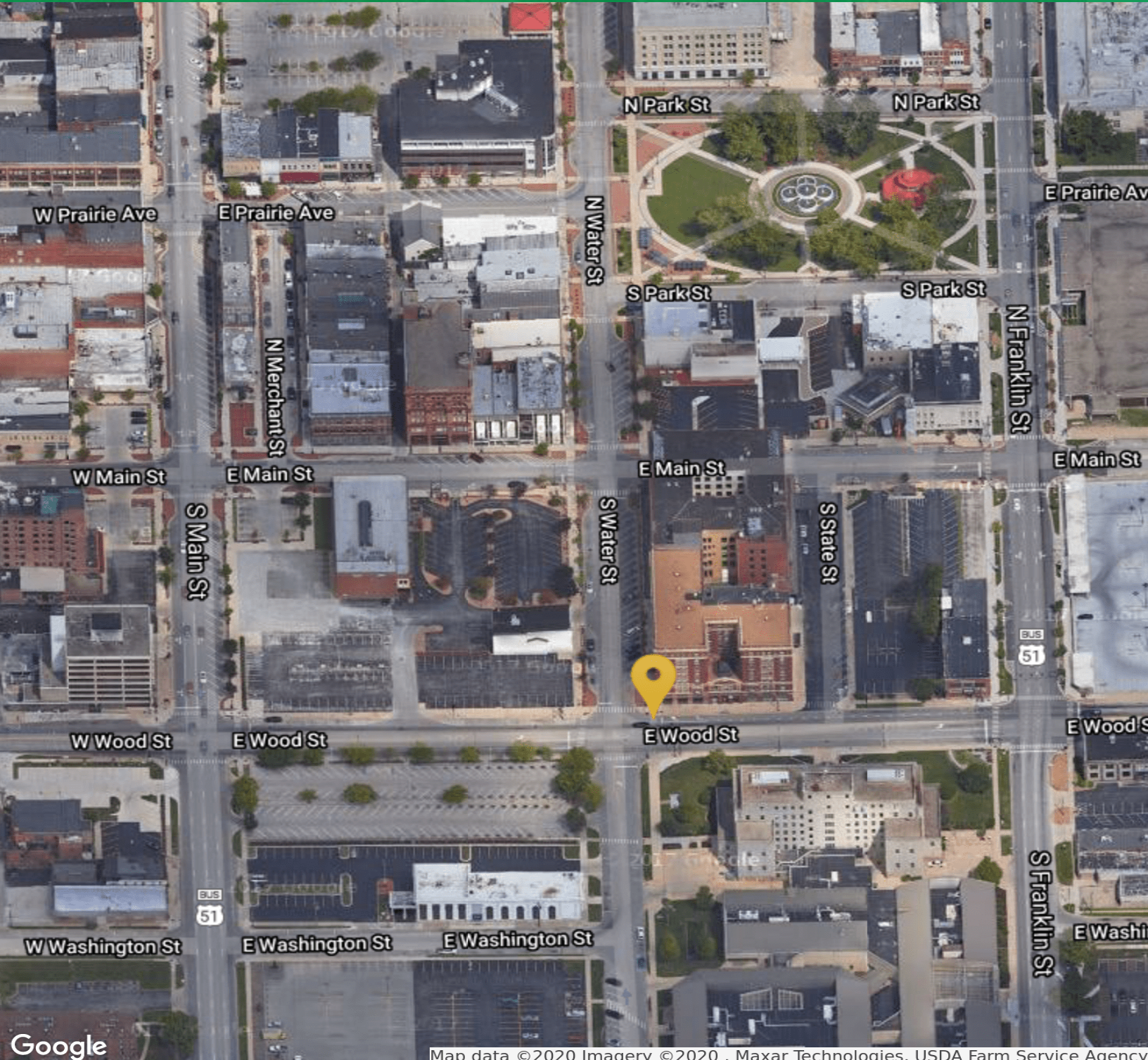


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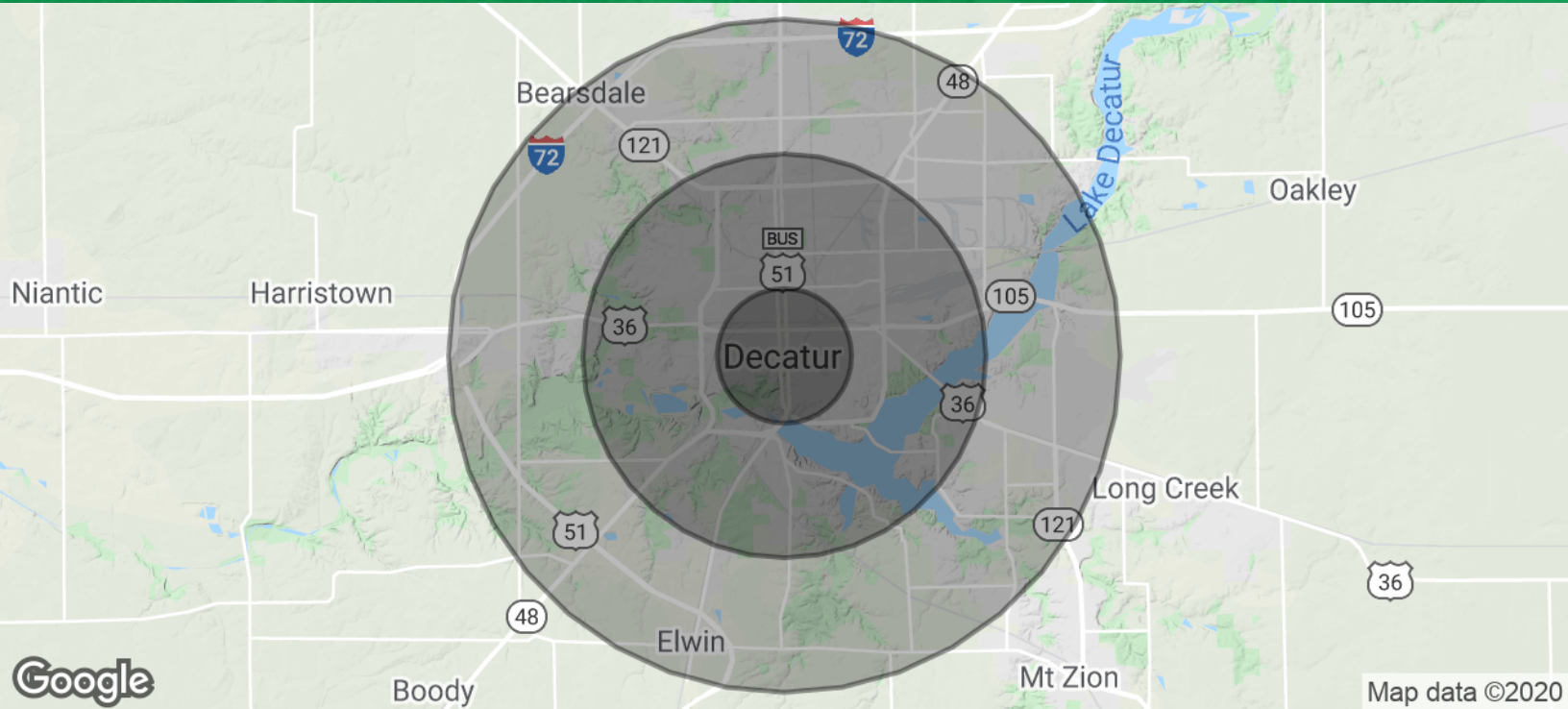
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,688	57,233	96,914
Average Age	30.0	36.7	39.7
Average Age (Male)	29.3	35.3	38.4
Average Age (Female)	32.0	38.5	40.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,642	23,002	39,821
# Of Persons Per HH	2.5	2.5	2.4
Average HH Income	\$29,955	\$44,847	\$52,594
Average House Value	\$54,554	\$79,153	\$92,691

* Demographic data derived from 2010 US Census



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