

FOR LEASE

VIEWEG
REAL ESTATE

Pershing Industrial/Retail Flex Hub

1291 E Pershing Rd, Decatur, IL 62526



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PROPERTY DESCRIPTION

Located in the heart of Decatur’s industrial corridor, 1291 E Pershing Rd offers a highly capable and adaptable warehouse facility ideal for distribution, storage, and logistics operations. Spanning approximately 22,500 square feet, the building is equipped with five dock-high doors, allowing for efficient loading and unloading, as well as LED lighting throughout the warehouse for optimal visibility and energy efficiency.

Its strategic location along E Pershing Rd, just minutes from key arterials and within close proximity to Interstate 72, provides excellent regional access and supports a variety of supply chain and commercial uses. The property also includes a security system, three offices, and a small showroom—perfect for administrative needs or light retail functionality.

Whether you’re expanding operations or establishing a regional hub, this property offers the infrastructure, access, and flexibility needed to support long-term growth in a pro-business, logistics-friendly environment.

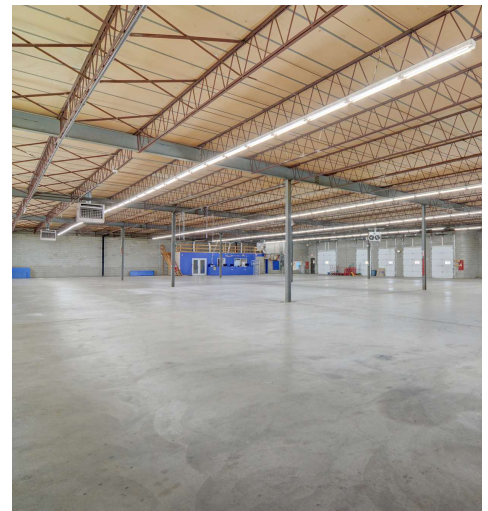
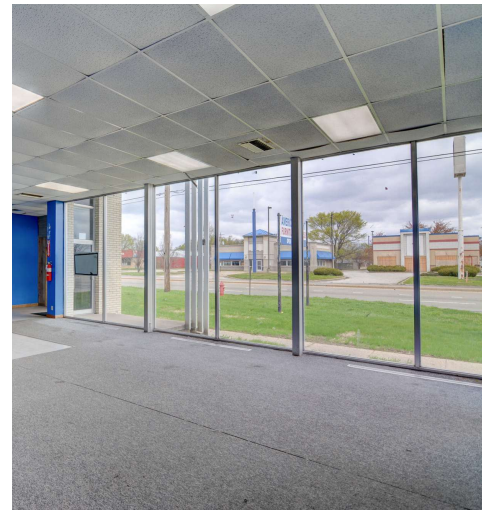
OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Number of Units:	1
Available SF:	19,057 SF
Lot Size:	56,628 SF
Building Size:	19,057 SF

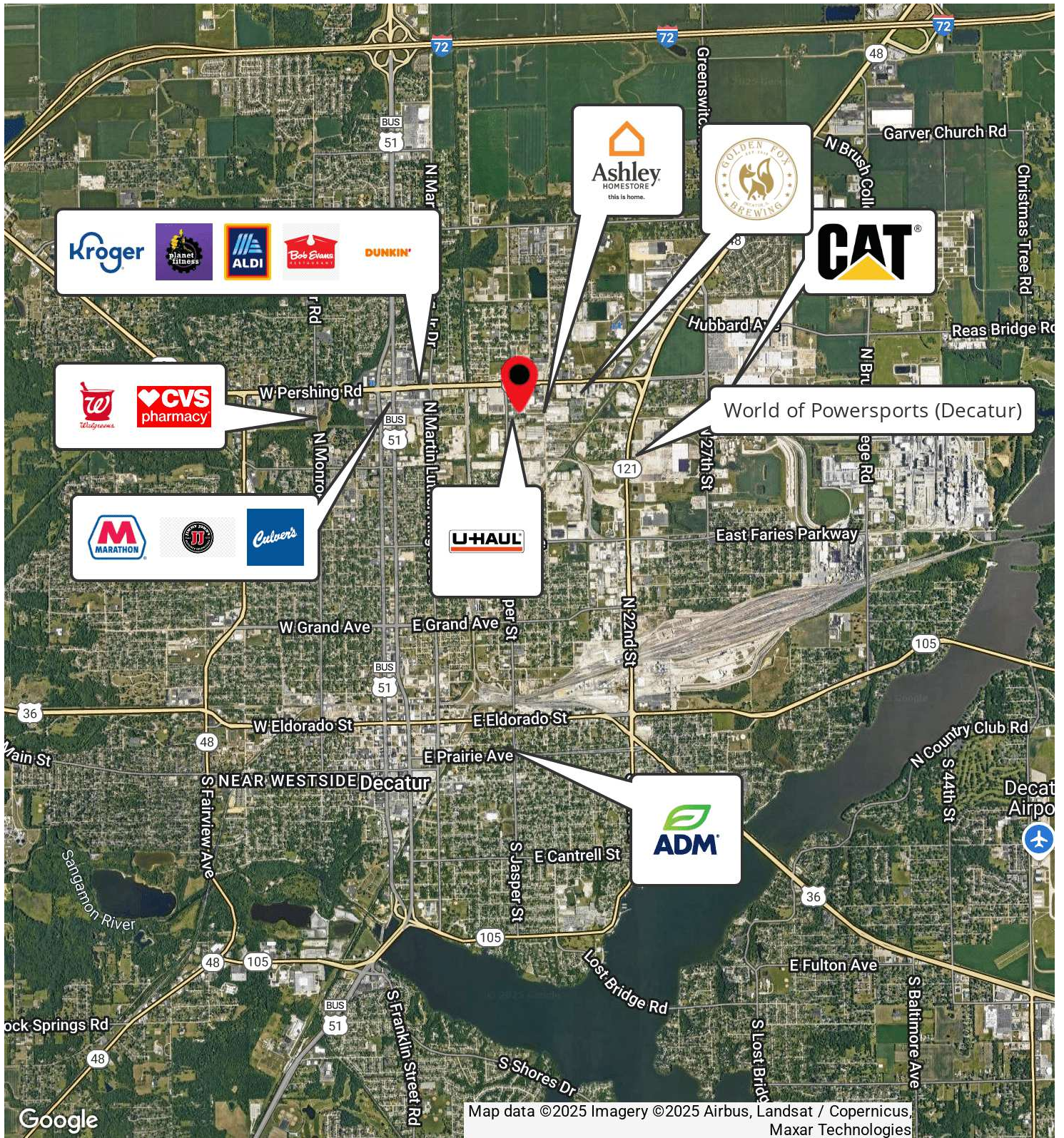
DEMOGRAPHICS	2.5 MILES	5 MILES	10 MILES
Total Households	13,354	30,561	41,031
Total Population	29,884	69,641	94,936
Average HH Income	\$55,542	\$67,929	\$76,616

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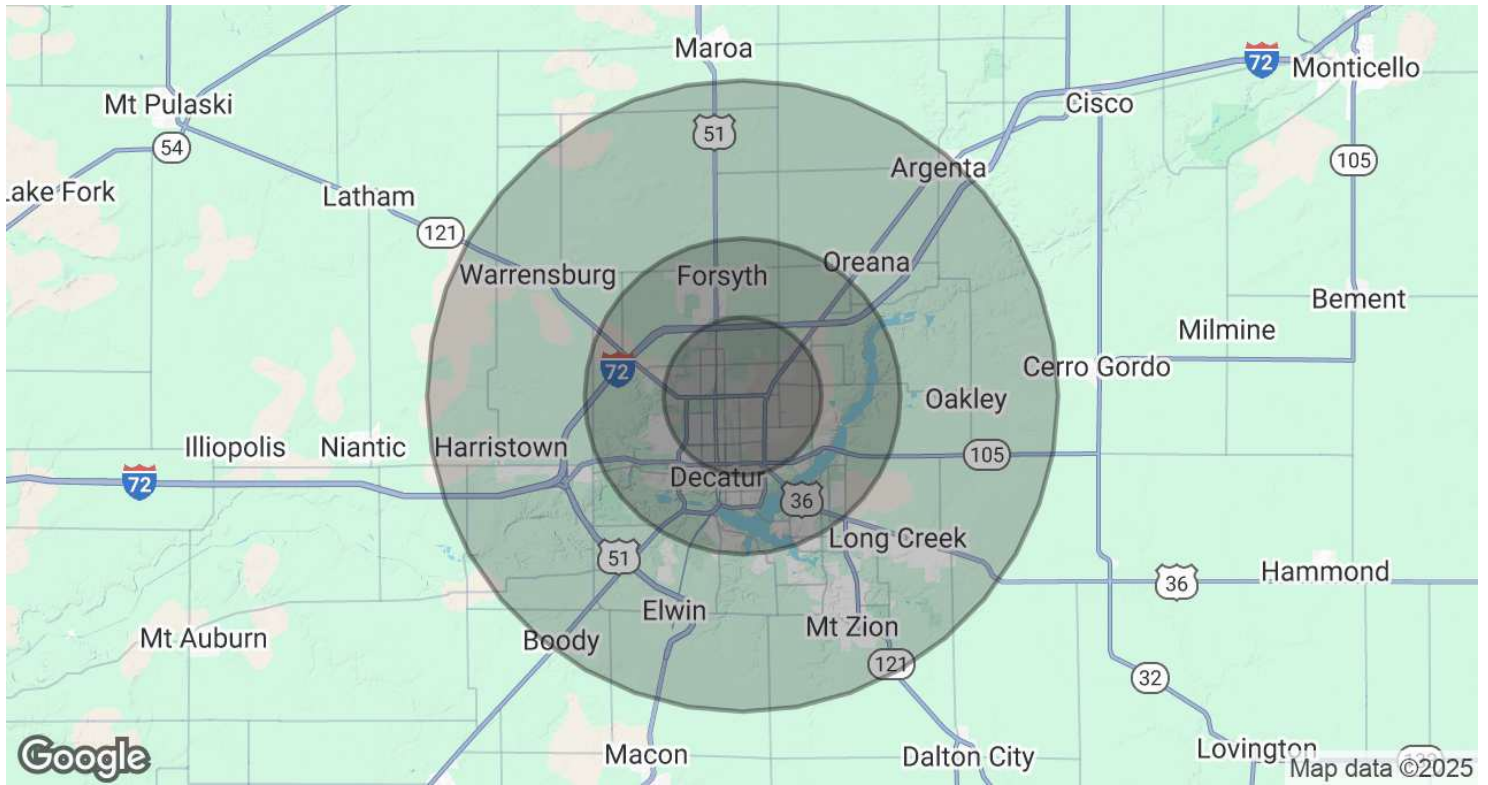
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POPULATION	2.5 MILES	5 MILES	10 MILES
Total Population	29,884	69,641	94,936
Average Age	40	41	42
Average Age (Male)	39	40	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	2.5 MILES	5 MILES	10 MILES
Total Households	13,354	30,561	41,031
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$55,542	\$67,929	\$76,616
Average House Value	\$100,300	\$125,228	\$142,459

Demographics data derived from AlphaMap

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