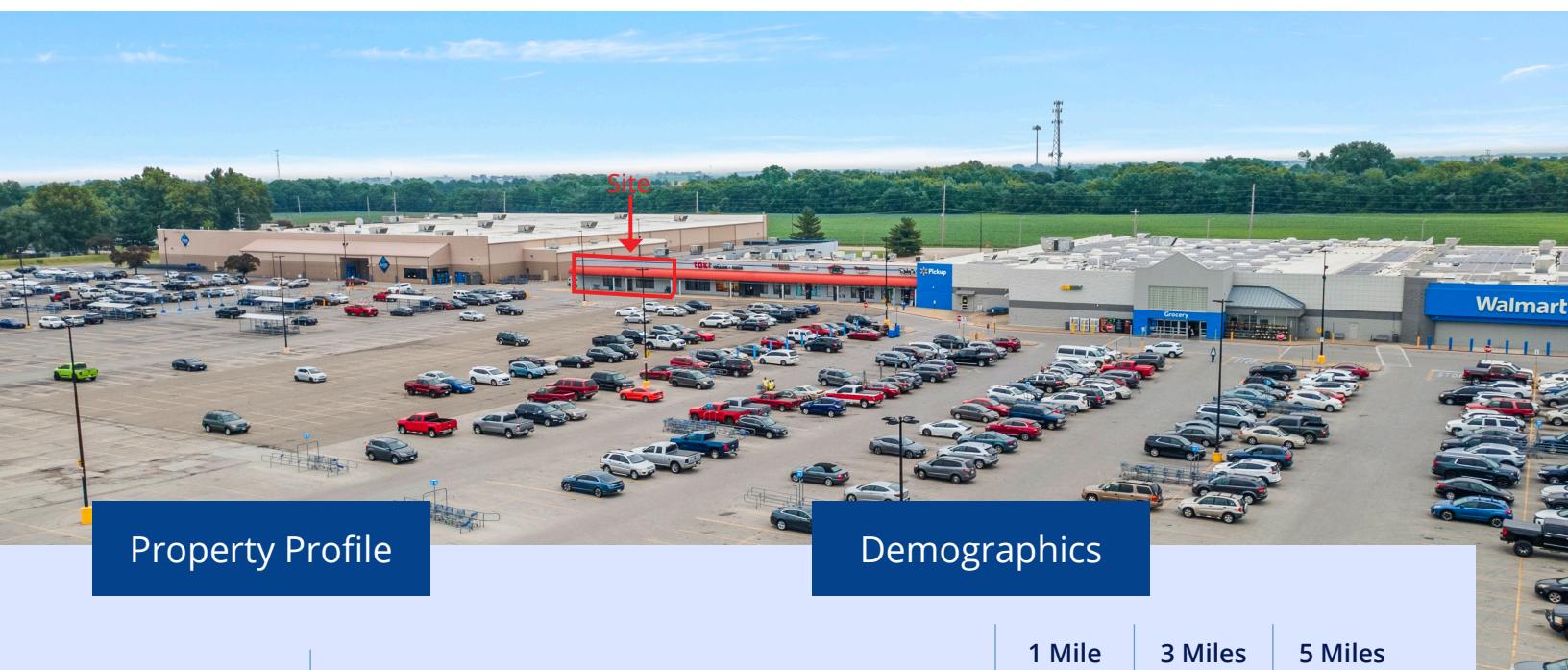


Junior Anchor Space Available

## 4298 N. Prospect St., Decatur, IL 62526



## Property Profile

## Demographics

Space Available	15,580 SF
Shadow Anchor	Walmart, Sam's Club
Traffic Counts	26,609 VPD (Bloomington Rd.) 5,086 VPD (Ash Ave.)

	1 Mile	3 Miles	5 Miles
Population	4,189	25,834	58,761
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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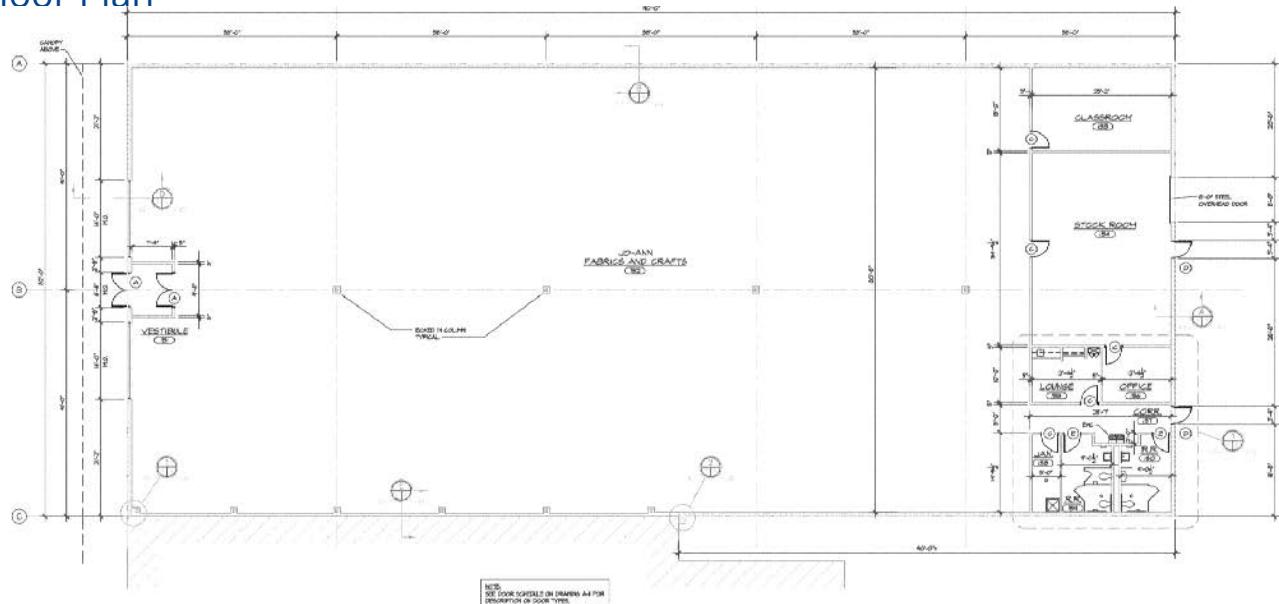
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Site Plan



Floor Plan



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

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Retail Map



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