

2875 N WATER - DECATUR



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**2875 N. Water St.
Decatur, IL 62526**

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CHAMPAIGN, IL | 217.352.7712**

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for Lease this retail space located in Decatur IL.

The building was originally constructed in 1977 and was renovated in the last couple of years. The space was last occupied by Memorial Health Systems as a medical supply store. The east portion of the space is currently set up as a large retail area with 2 larger rooms, 2 offices, kitchenette, and two public facing restrooms. The west portion of the space is a large open area with an additional employee restroom, and mechanical room. The property features B2 – Commercial zoning which allows for a wide variety of commercial businesses.

The property is located just south of the prime retail shopping district of Main/Water/Bus Us 51 & Pershing Ave. Water/Bus US 51 North is a one way street through Decatur, heading north from south-central IL to Bloomington IL. The area features traffic counts of over 42,000 cars per day and many national, regional, and local tenants. Decatur is conveniently located 123 miles from St. Louis (northeast via I-55/IL-48) 177 miles from Chicago (south via I-57 or I-55), 155 miles from Indianapolis (west via I-72/I-74), 45 miles from Champaign (west via I-72), 46 miles from Bloomington (south via US 51) & 44 miles from Springfield (east via I-72).

PROPERTY INFORMATION

Address	2875 N Water St. Decatur, IL 62526
Lease Price	\$16.00/SF Mod Gross
Building Total	6,050 SF
Zoning	B2 – Commercial
Year Built	1977
Parking	Plenty



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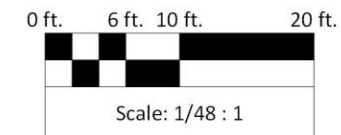
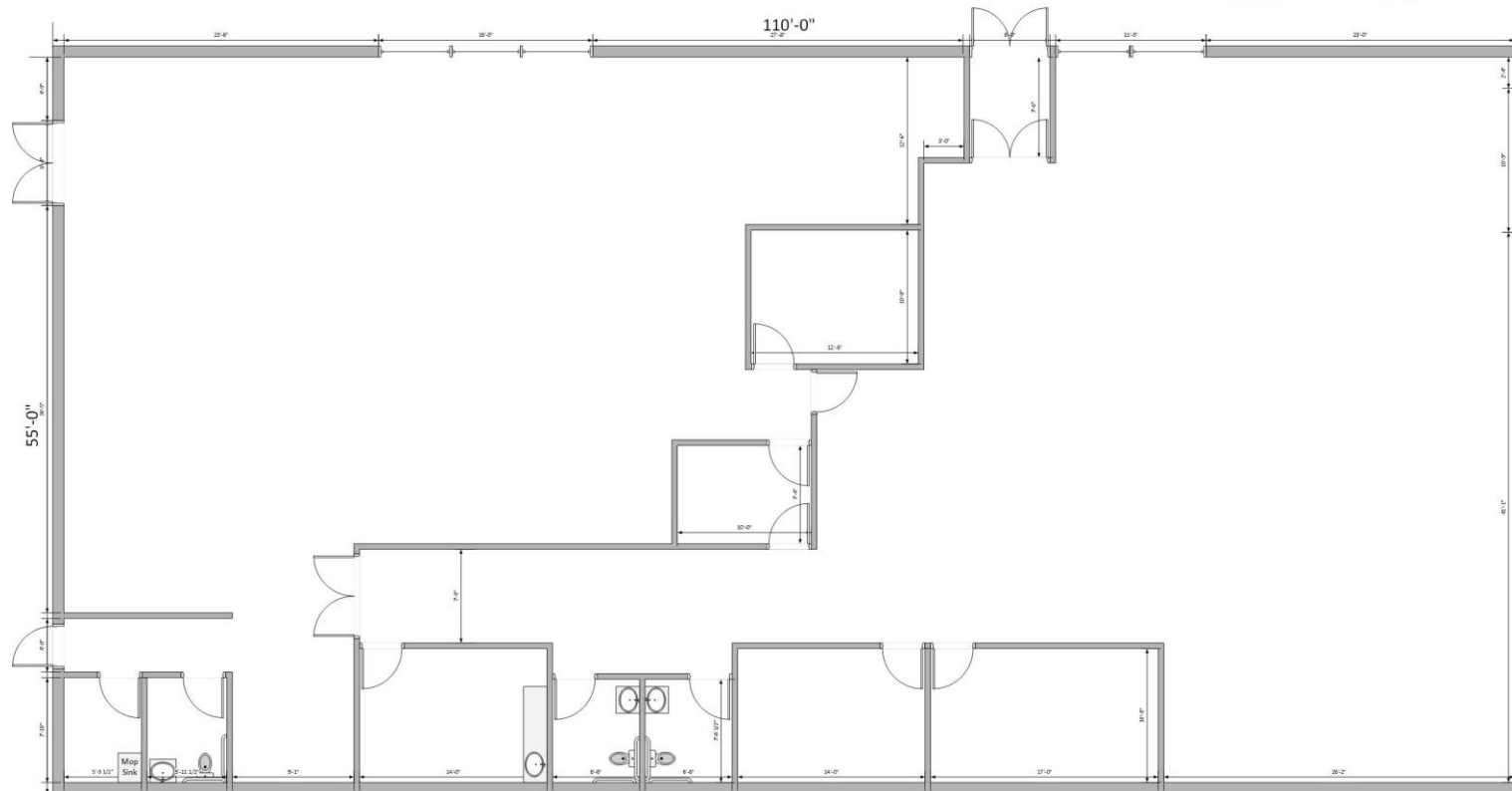
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FLOOR PLAN

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AERIAL & OTHER PROPERTIES AVAILABLE



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OFFERING HIGHLIGHTS

- Central Location
- High Traffic Counts
- Abundant Parking
- Higher-end Finishes