

3790 E William Street

Decatur, IL 62521

**MAIN
PLACE**
REAL ESTATE



OFFERING SUMMARY

Lease Rate:	\$1,550.00 per month (Gross)
Building Size:	1,288 SF
Year Built:	1968
Renovated:	2019

PROPERTY OVERVIEW

For Lease - Great commercial corner at intersection of William Street and Brush College Road! Nearly turn-key restaurant with all configuration/infrastructure in place: 6ft range hood exhaust, three compartment sink, hand sink, and two restrooms. Remodeled with a build-to-suit in 2019. Previously quick service restaurant with video gaming. Situated in the heart of East Decatur, close proximity to the major employers and over 8,500 vehicles per day. One or more principals of owner entity is a licensed broker.



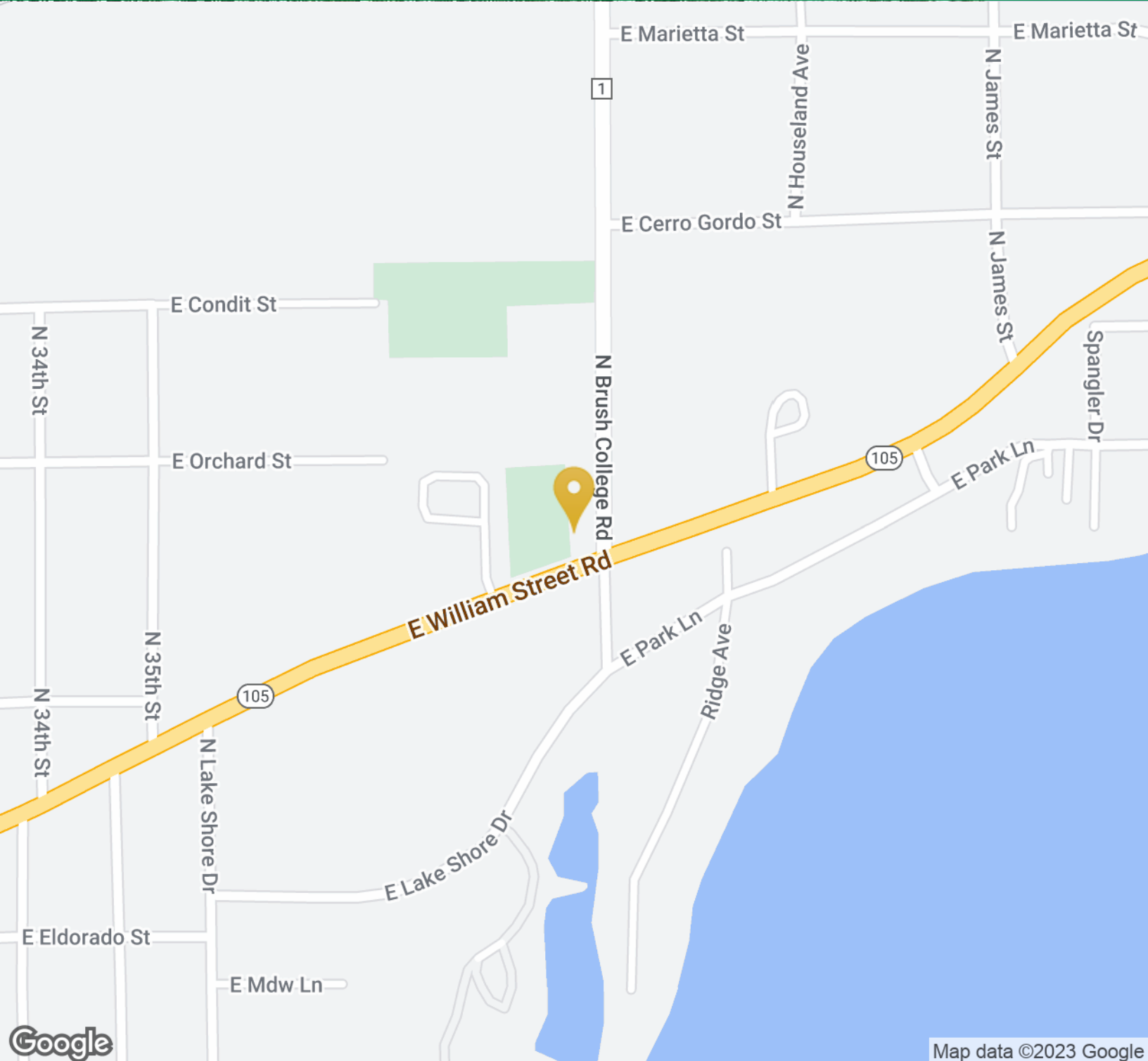
Zane Peterson

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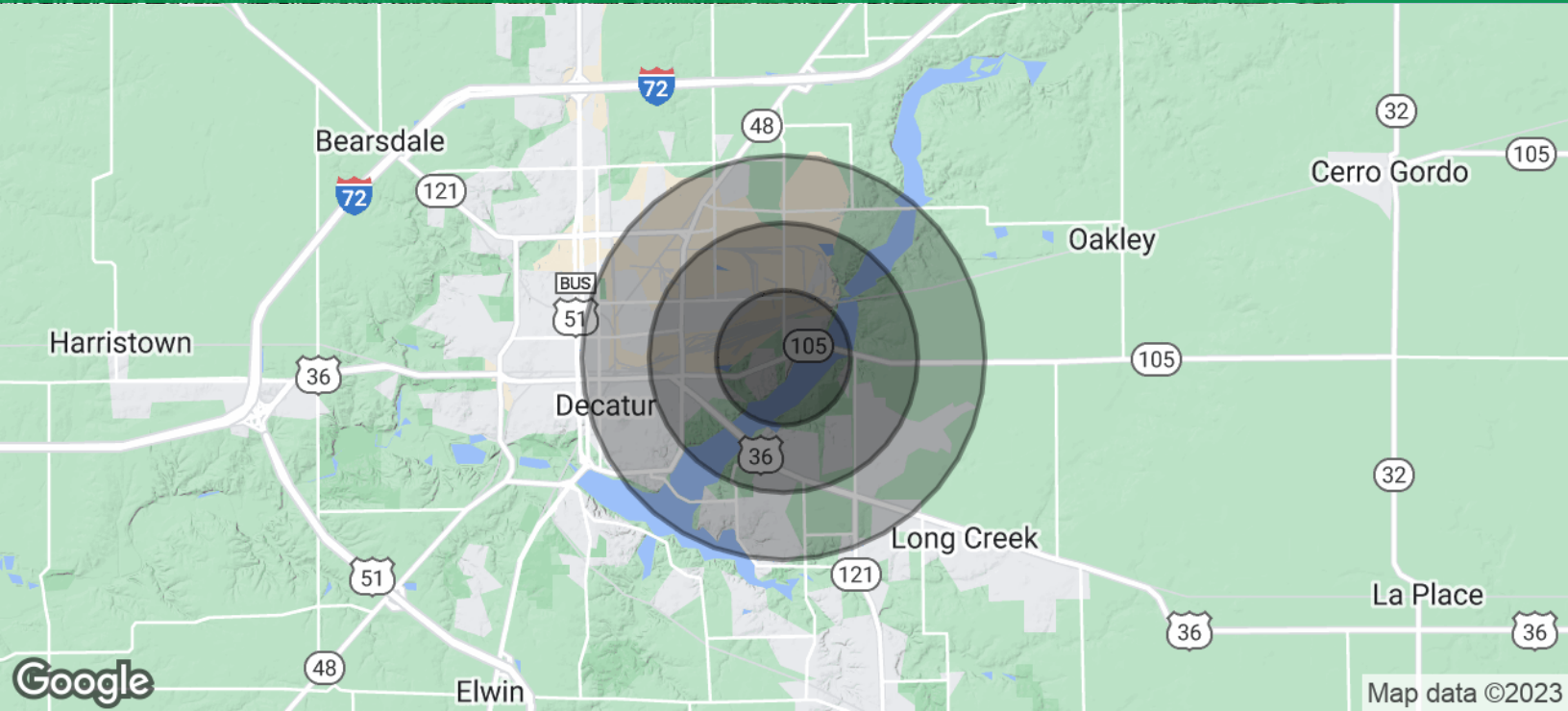
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,161	11,365	25,806
Average Age	49.3	43.1	40.9
Average Age (Male)	50.5	41.7	38.7
Average Age (Female)	47.7	43.6	42.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,687	5,802	13,398
# Of Persons Per HH	1.9	2.0	1.9
Average HH Income	\$62,575	\$55,920	\$49,862
Average House Value	\$88,747	\$87,332	\$88,966

* Demographic data derived from 2020 ACS - US Census



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