

# FOR LEASE - 18,117 SF ENDCAP JR. BOX ANCHORED BY TJ MAXX AND HOBBY LOBBY

3,640 SF SHOP SPACE END CAP

1325 E JACKSON ST,  
MACOMB, IL 61455



The  
*Carrington*  
Company

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# PROPERTY SUMMARY

The Carrington Company is proud to present Macomb Illinois' newly redeveloped K-Mart anchored by T.J.Maxx and Hobby Lobby. Both anchor tenants celebrated their grand openings in early April 2025. Beyond the strong retail synergy offered by the anchors of this redevelopment, the neighboring retailers of McDonalds, Shoe Sensation, Dollar Tree, and Rialto Movie Theater drive even more traffic to this center. This site benefits from its highly visible hard corner positioning along E. Jackson Street's retail corridor which contains all key retailers within the Macomb market such as Wal-Mart, Hy-Vee, ALDI, Chipotle and Starbucks. The property is strategically situated as part of a thriving new retail destination within Macomb market! Additional amenities of this project are the prominent pylon signage, convenient access, and ample parking.

## AVAILABILITY

- 18,177 SF Junior Box Space (80' Frontage & 239' Depth)
- 3,640 SF Shop Space (31' Frontage & 115' Depth)
  - Drive-Thru Opportunity

## LOCATION FEATURES

- K-Mart redevelopment anchored by T.J.Maxx and Hobby Lobby (Each opened early April 2025)
- Located at the prominent signalized intersection of E. Jackson St/HWY 67 and Prairie Ave with ±17,500 VPD
  - Neighboring notable tenants include: McDonald's, Shoe Sensation, Dollar Tree, and VIP Cinemas
- Centrally positioned within Macomb's retail node containing Wal-Mart, Hy-Vee, Aldi, Starbucks, Chipotle, Buffalo Wild Wings, Farm King, R.P. Lumber, & More.
- Prominent pylon signage



# SITE PLAN



For demonstration only, drawing not to scale.



# PROPERTY AERIAL

The Carrington Company



Casey's

136 67

E JACKSON ST - ±17,500 VPD

±.80 Acre Pad Opportunity



T.J. maxx

HOBBY LOBBY

DOLLAR TREE

SHOE SENSATION

VIP CINEMAS

McALISTER'S DELI

uscellular

Arby's

R.P. LUMBER

Walmart  
AutoZone verizon Great Clips

FARM KING

ALDI

HyVee  
EMPLOYEE OWNED

goodwill

R&C

Brown's

## SUITE D

### END CAP SHOP SPACE

- 3,640 SF w/ Drive-thru Opportunity
- ~31' Frontage
- End-Cap Positioning With Dual Sided Signage Opportunity

## SUITE C

### END CAP JR. BOX

- 18,177 SF
- ~81' Frontage
- Dedicated Truck Docks Available

CANDY LN - 3,700 VPD



# SUITES C & D ELEVATIONS





# RETAIL / AMENITIES MAP







## CITY PROFILE

Nestled in the heart of McDonough County, Macomb, Illinois, is a picturesque small town celebrated for its rich history and tight-knit community. It's renowned for being the home of Western Illinois University, infusing the town with diversity and vibrancy. Notably, it has earned the distinction of being ranked #4 among affordable small towns you'd love to call home and #1 on the list of affordable college towns for homebuyers.

## LOCAL ATTRACTIONS

Macomb's historic downtown district is a major attraction, featuring charming shops, cozy eateries, and cultural landmarks that epitomize small-town America. The town hosts various annual events like the Balloon Rally, Heritage Days, and the Macomb Farmers' Market, providing fun and entertainment for all ages.

## CULTURAL SCENE

Macomb's cultural scene is thriving, thanks to its university influence. The town hosts art galleries, theater productions, and music events that cater to a diverse range of tastes. Residents and students alike benefit from this lively cultural environment, adding depth to the community's character.

## OUTDOOR ACTIVITIES

Nature enthusiasts will find Macomb an excellent base for outdoor adventures. The town's proximity to beautiful parks, hiking trails, and recreational areas offers ample opportunities for hiking, biking, picnicking, and more. The local parks and green spaces provide a serene escape from the hustle and bustle of daily life.

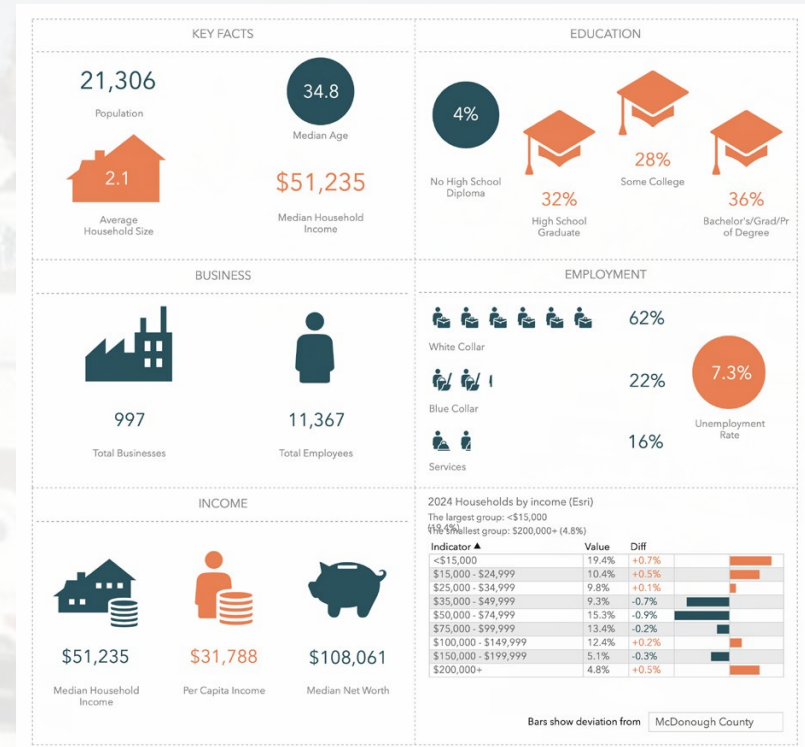
## EDUCATIONAL HUB

Western Illinois University is the educational heart of Macomb, making the town an education hub in the region. With its strong academic programs and research initiatives, the university attracts students from across the country. Macomb's schools and educational resources offer quality learning experiences for residents of all ages, making it an ideal place for families seeking an enriching environment for their children.



# DEMOGRAPHICS

2024 SUMMARY	1 Mile	3 Miles	5 Miles
Population	4,235	16,139	21,306
Households	2,002	6,880	9,176
Families	972	3,136	4,599
Average Household Size	2.05	2.00	2.06
Owner Occupied Housing Units	1,274	3,642	5,541
Renter Occupied Housing Units	728	3,238	3,635
Median Age	44.1	31.2	34.8
Median Household Income	\$52,042	\$44,038	\$51,235
Average Household Income	\$74,947	\$69,735	\$73,215



2029 SUMMARY	1 Mile	3 Miles	5 Miles
Population	4,032	15,560	20,575
Households	1,962	6,777	9,058
Families	942	3,056	4,499
Average Household Size	1.99	1.94	2.01
Owner Occupied Housing Units	1,280	3,715	5,634
Renter Occupied Housing Units	682	3,063	3,425
Median Age	45.4	32.1	35.9
Median Household Income	\$55,238	\$50,703	\$57,574
Average Household Income	\$83,593	\$78,421	\$83,274





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