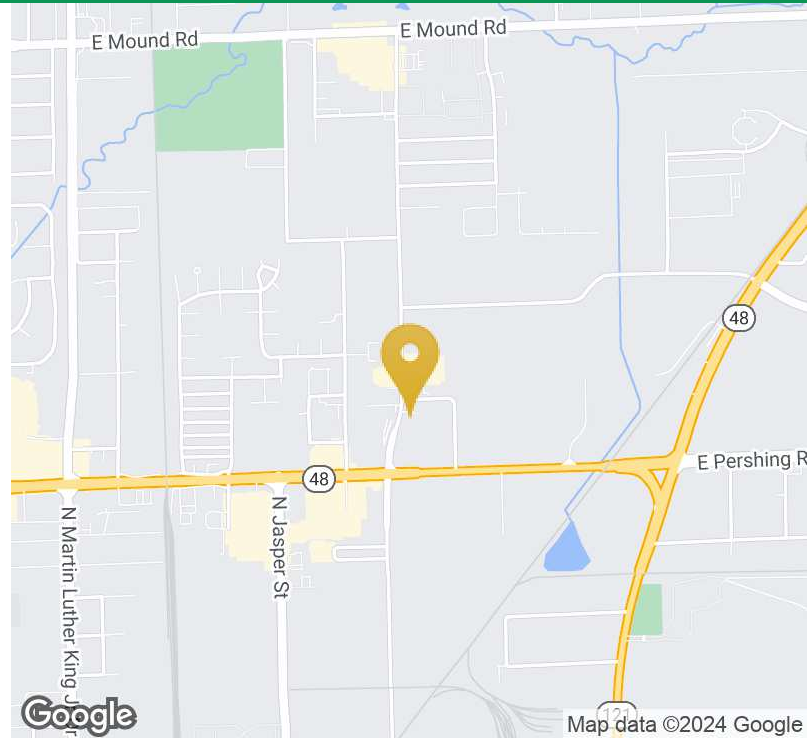


3130 N Woodford St

Decatur, IL 62526



OFFERING SUMMARY

Lease Rate:	\$3,000.00 per month (Gross)
Available SF:	3,270 SF
Lot Size:	0.37 Acres
Year Built:	1979
Zoning:	M-1

PROPERTY OVERVIEW

Available For Lease: Two-story brick building for lease in high traffic location North of Pershing Road. The upstairs is a salon space with five chair spaces, four shampoo bowls, a supply closet, receptionist area, a restroom, and a waiting area with shelves for selling beauty supplies. The downstairs has two "suites" that are more suitable for office tenants or independent salon operators. Each suite has their own restroom. Building totals approximately 3,270 square feet. Owner prefers to lease the entire building, however will look at subdividing. Great visibility with over 7,800 VPD. Contact commercial broker for all inquiries.

- - Prime North Decatur location
- - Spacious and versatile interior layout
- - High visibility with ample parking
- - Ideal for retail or office space
- - Close proximity to other top commercial businesses
- - Landlord will negotiate Tenant Improvements

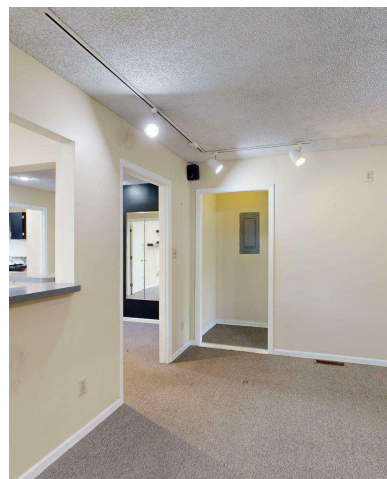
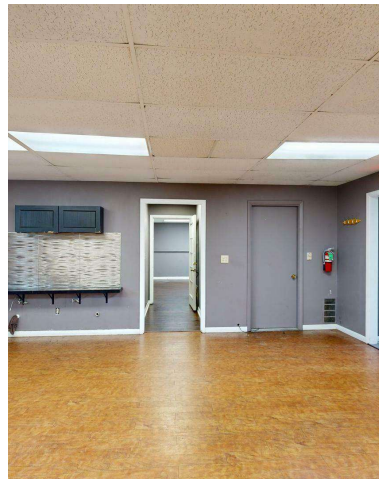


Zane Peterson

Managing Broker, CCIM
217.422.3335
zane@mainplace.us

3130 N Woodford St

Decatur, IL 62526



Zane Peterson

Managing Broker, CCIM

217.422.3335

zane@mainplace.us

3130 N Woodford St

Decatur, IL 62526



Imagery ©2024 Airbus,
Maxar Technologies

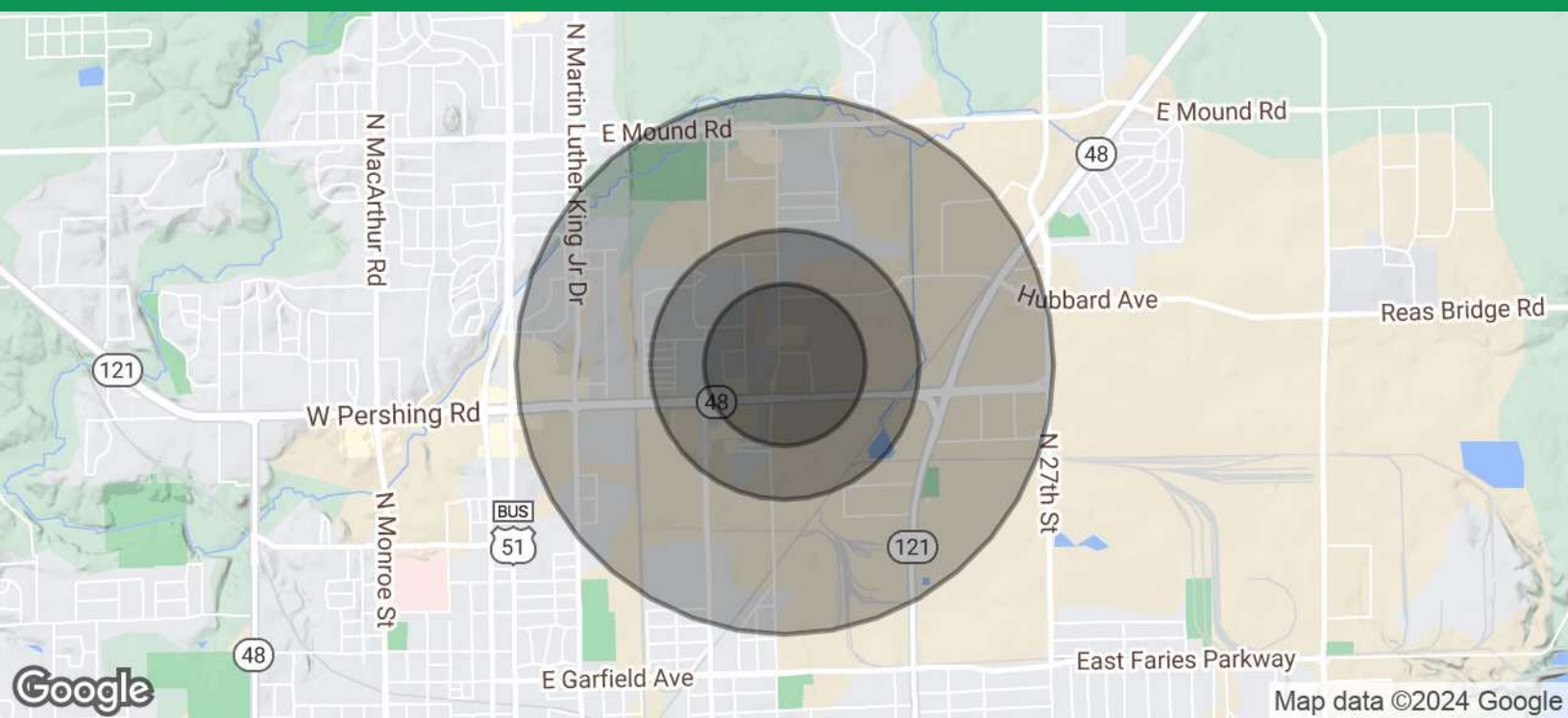


Zane Peterson

Managing Broker, CCIM
217.422.3335
zane@mainplace.us

3130 N Woodford St

Decatur, IL 62526



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	177	717	3,555
Average Age	45	42	40
Average Age (Male)	44	41	39
Average Age (Female)	46	43	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	109	419	1,877
# Of Persons Per HH	1.6	1.7	1.9
Average HH Income	\$35,192	\$47,099	\$57,368
Average House Value	\$56,300	\$77,887	\$101,084

Demographics data derived from AlphaMap



Zane Peterson

Managing Broker, CCIM
217.422.3335
zane@mainplace.us