

3085 N. Kandy

Decatur, IL 62526



OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (NNN)
Building Size:	2,200 SF
Zoning:	MUN

PROPERTY OVERVIEW

Build-To-Suit - For Lease. Free-standing office/flex building situated just north of East Pershing Road. The brick building is approximately 1,650 square feet with concrete parking and a partially fenced lot. Exterior is freshly painted and has a brand new roof. Currently the floor plan configuration is a blank canvas, the owners will Build-To-Suit the finishes customized for your business needs. Contact a commercial broker today for all inquiries and leasing qualifications.

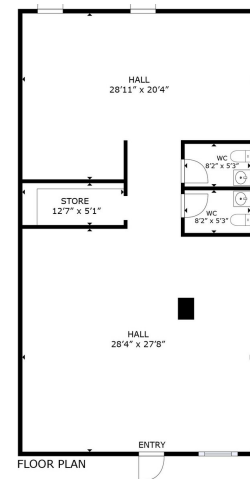


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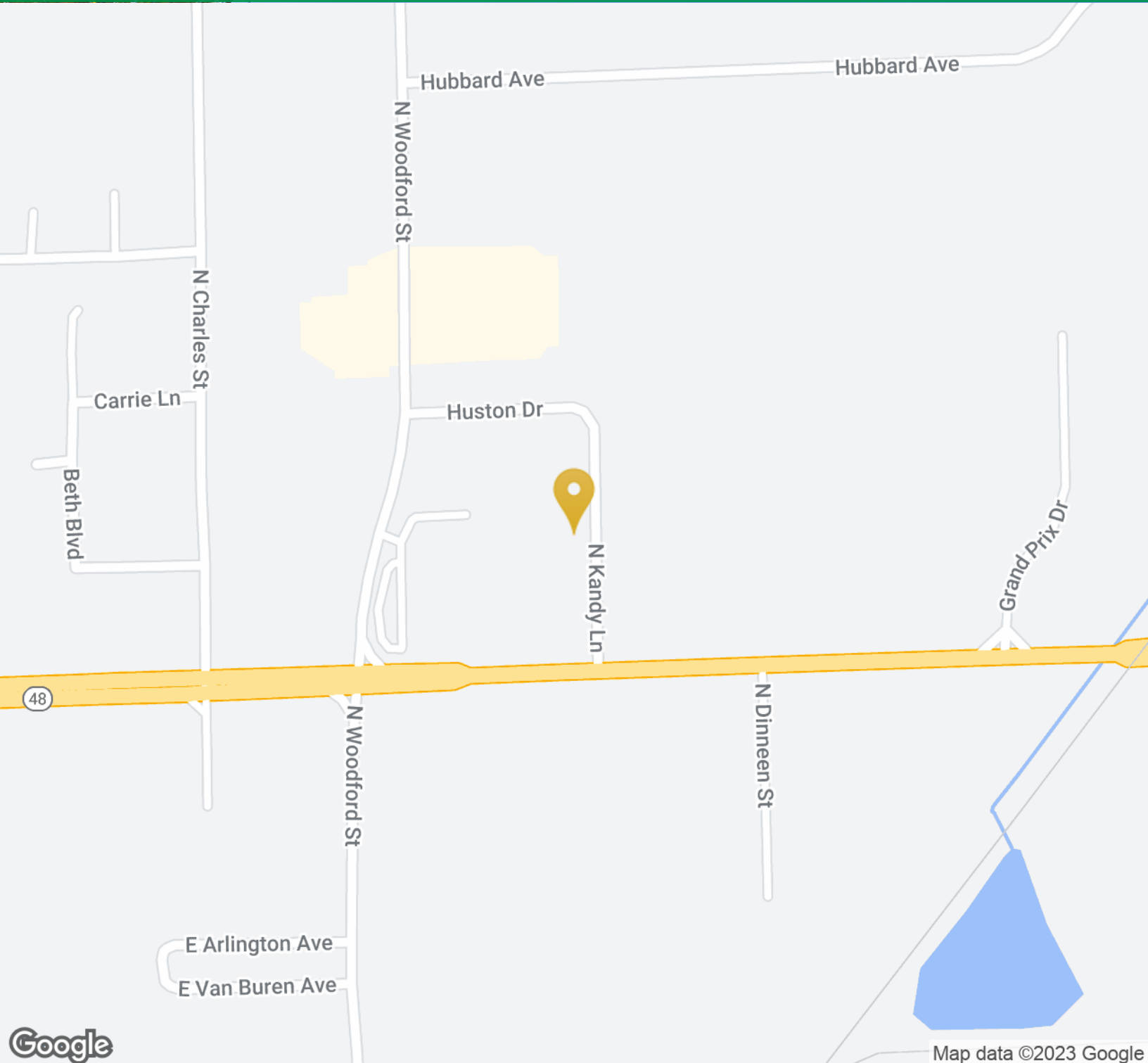
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**MAIN
PLACE**
REAL ESTATE



Map data ©2023 Google



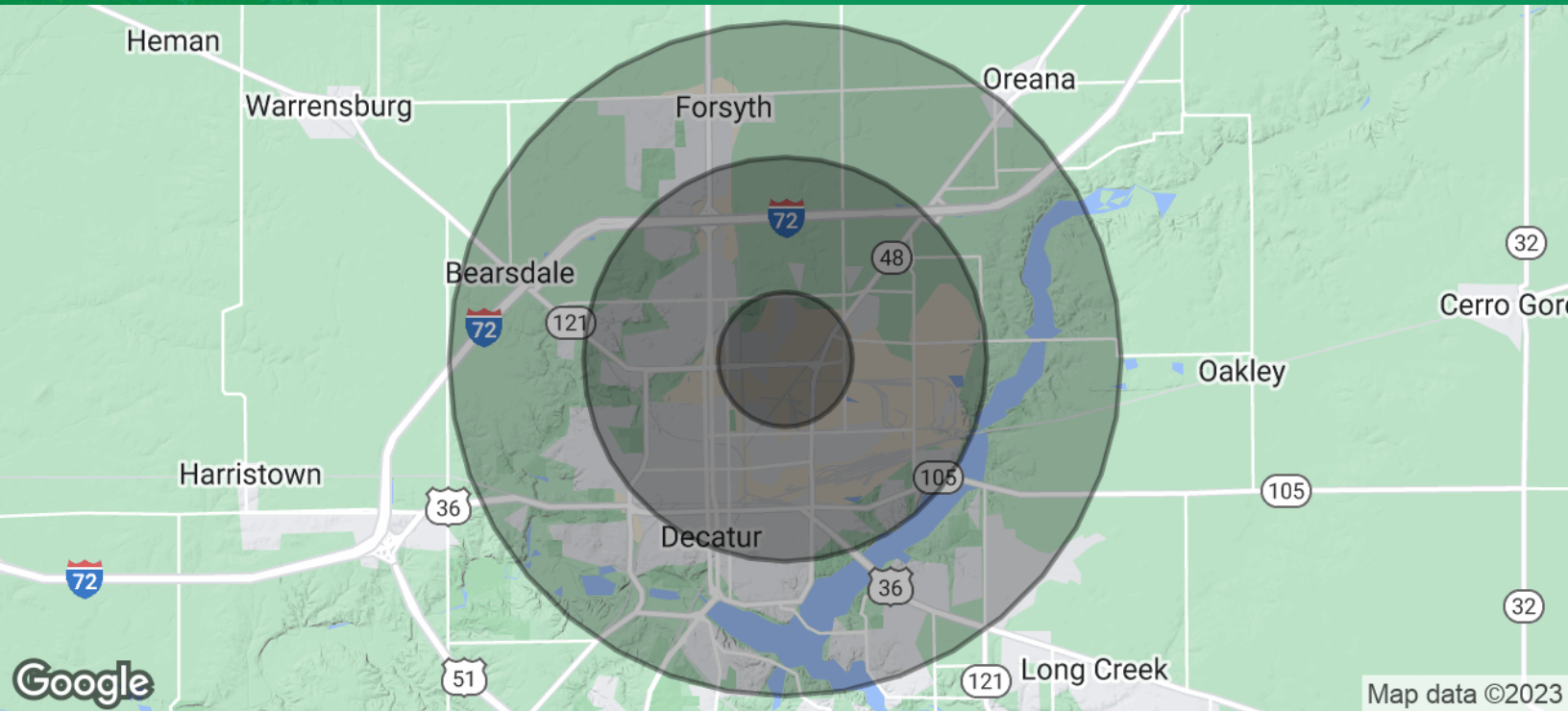
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MAIN PLACE
REAL ESTATE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,993	40,358	85,032
Average Age	36.6	37.2	38.8
Average Age (Male)	34.1	35.2	37.4
Average Age (Female)	36.3	39.0	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,268	16,183	34,955
# Of Persons Per HH	2.4	2.5	2.4
Average HH Income	\$39,385	\$41,612	\$50,642
Average House Value	\$91,058	\$87,060	\$101,082

* Demographic data derived from 2020 ACS - US Census



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