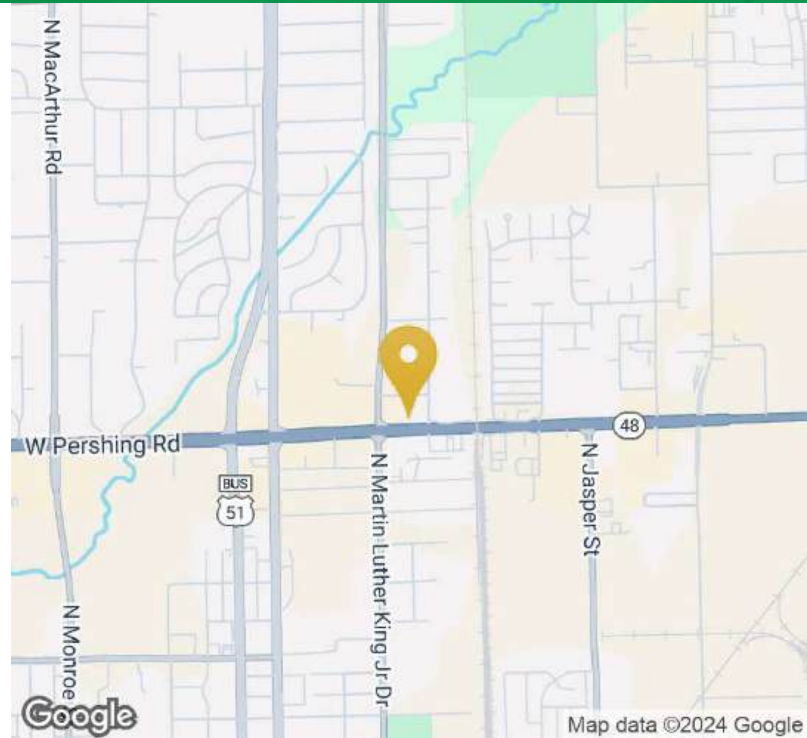


640 E Pershing Road

Decatur, IL 62526



OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	0.82 Acres
2022 Taxes:	\$6,710

PROPERTY OVERVIEW

Prime Commercial Development Site Available. High traffic lot. Situated on one of the largest corridors in Macon County at the intersection of E Pershing (IL- RT 121) and Martin Luther King Jr. Drive. Average daily vehicle counts are over 27,000. Site is zoned B2 for Commercial and Retail Use. Perfect for a Gas Station, Quick Service Restaurant, or a multi-tenant plaza. Neighboring businesses include Aldi Grocery Store, Dairy Queen, Taco Bell, Dollar General, First Mid Bank, Ford Dealership, and more.



Zane Peterson

Managing Broker, CCIM
217.422.3330
zane@mainplace.us

640 E Pershing Road

Decatur, IL 62526

MAIN PLACE
REAL ESTATE



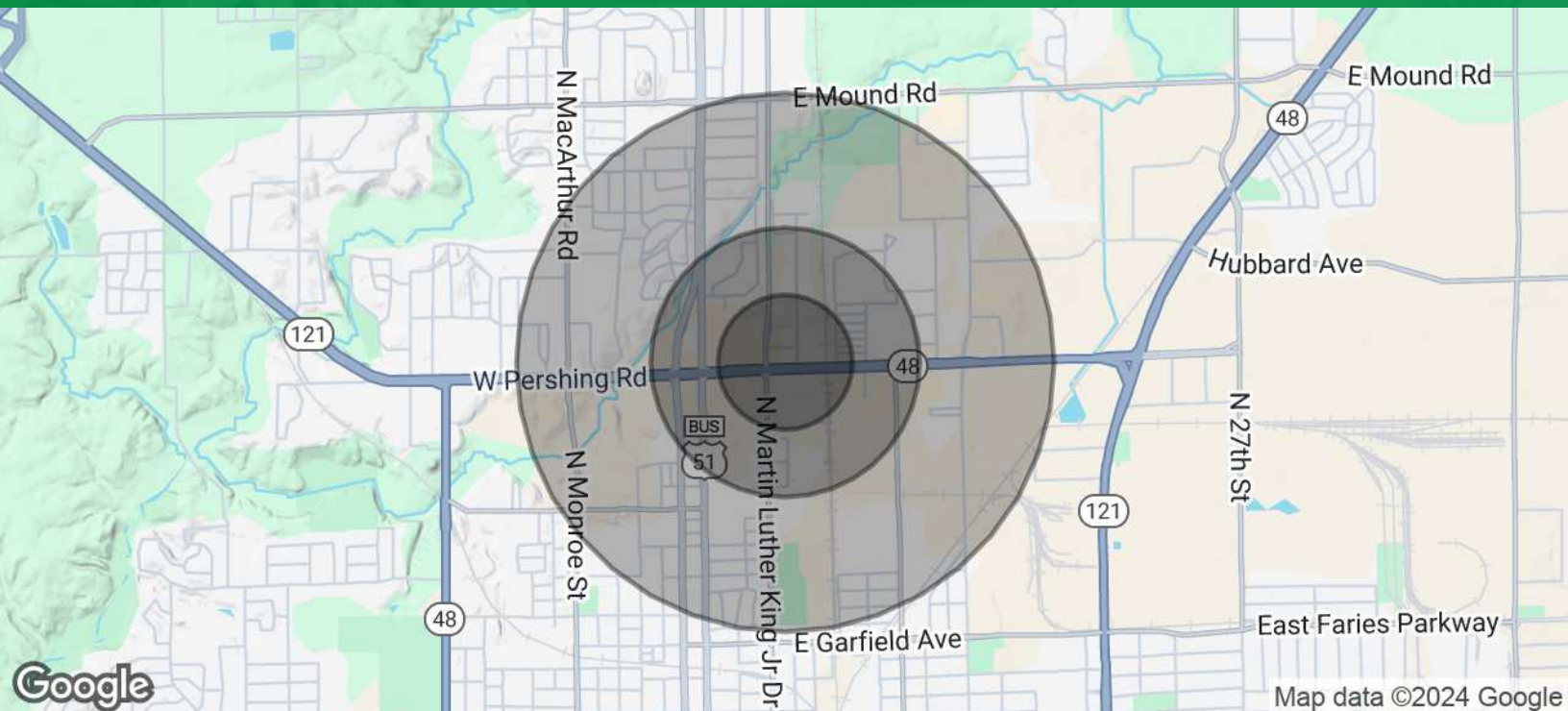
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	299	1,228	5,175
Average Age	49.5	49.6	46.1
Average Age (Male)	46.0	43.7	40.9
Average Age (Female)	51.5	52.8	50.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	186	775	3,246
# Of Persons Per HH	1.6	1.6	1.6
Average HH Income	\$47,676	\$39,855	\$38,857
Average House Value	\$76,230	\$63,689	\$57,133

2020 American Community Survey (ACS)



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