

1321 N. Oakland Avenue

Decatur, IL 62526



OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	0.62 Acres
Zoning:	B-2 Commercial
2022 Taxes:	\$4,009

PROPERTY OVERVIEW

Retail Development Land Available For Sale - Prime commercial corner location irregular shaped parcel, centrally located, situated between Illinois Route 48, Grand Avenue, and Oakland Avenue. Dense traffic counts totaling 22,750 VPD (according to IDOT). Zoned B-2 Commercial District, zoning covers a wide array of permitted uses. Neighboring retailers include Walgreens, Save-A-Lot, and AutoZone. Very close proximity to Millikin University, Macarthur High School, and Memorial Hospital. Original family owners dating back to 1940's, now ready to sell. Perfect opportunity for a free standing drive-thru location. Contact broker for more information.



Zane Peterson

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217.422.3335
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**MAIN
PLACE**
REAL ESTATE

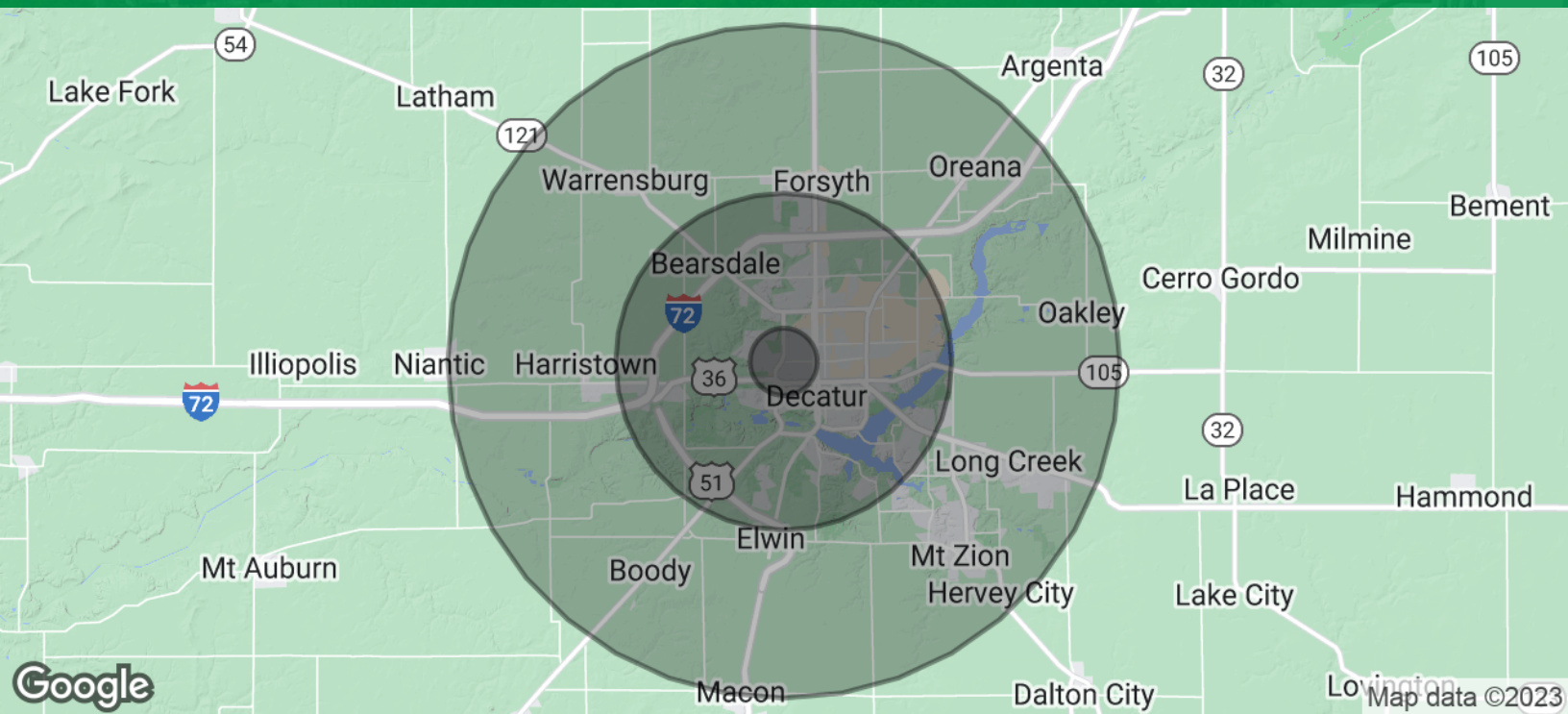


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,654	74,413	95,039
Average Age	36.9	41.2	42.0
Average Age (Male)	36.9	39.2	40.1
Average Age (Female)	37.1	42.6	43.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,521	37,403	46,231
# Of Persons Per HH	1.9	2.0	2.1
Average HH Income	\$36,748	\$53,852	\$60,725
Average House Value	\$51,107	\$87,094	\$104,042

* Demographic data derived from 2020 ACS - US Census



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