



OFFICE BUILDING FOR SALE

1110 Arbor Drive

Decatur, IL 62526



PRESENTED BY

Zane Peterson || 217.422.3330



OFFERING SUMMARY

Sale Price:	\$489,000
Building Size:	4,996 SF
Lot Size:	1.79 Acres
Price / SF:	\$97.88
Cap Rate:	9.51%
NOI:	\$46,514
Year Built:	1999
Renovated:	2021
Zoning:	BUS
2023 Taxes	\$12392.16

PROPERTY OVERVIEW

Fully Leased Office Investment – 9.5% CAP Rate. This 100% occupied neighborhood building presents a strong investment opportunity, generating \$46,514 in Net Operating Income and priced at a 9.5% CAP rate. Built in 1999, the property sits on a high-visibility corner lot in a well-trafficked neighborhood corridor. The building consists of two tenants fully leased office / glamour suites.

Recent capital improvements include a new roof and parking lot resurface in 2020, and many units have been updated in recent years. Additionally, excess land on the north end of the property provides the opportunity for future development, including the potential for a second building with a shared parking lot.

Located near the mall, quality residential communities, including 55+, restaurants, and I-72 interstate access. This asset is well-positioned for strong long-term value. For more details, contact a commercial investment broker.


Zane Peterson

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INCOME SUMMARY

Vacancy Cost	\$0
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GROSS INCOME	\$71,340
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EXPENSES SUMMARY

Property Taxes	\$12,392
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Insurance	\$2,657
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Lawn Care	\$1,940
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Repairs Maintenance*	\$1,557
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Snow Removal	\$880
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Parking Lot Sealcoating And Striping Done Summer 2024	\$5,400
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OPERATING EXPENSES	\$24,826
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NET OPERATING INCOME	\$46,514
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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
A + D	Adore Aesthetics	1,950 SF	39.03%	\$20.83	\$40,620	9/30/2026
B + C	Avid Health	1,786 SF	35.75%	\$17.20	\$30,720	12/31/2029
TOTALS		3,736 SF	74.78%	\$38.03	\$71,340	
AVERAGES		1,868 SF	37.39%	\$19.02	\$35,670	



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INVESTMENT OVERVIEW

Price	\$489,000
Price Per SF	\$98
Price Per Unit	\$122,250
GRM	6.85
CAP Rate	9.51%
Cash-On-Cash Return (Yr 1)	9.51%
Total Return (Yr 1)	\$46,514

OPERATING DATA

Gross Scheduled Income	\$71,340
Total Scheduled Income	\$71,340
Gross Income	\$71,340
Operating Expenses	\$24,826
Net Operating Income	\$46,514
Pre-Tax Cash Flow	\$46,514

FINANCING DATA

Down Payment	\$489,000
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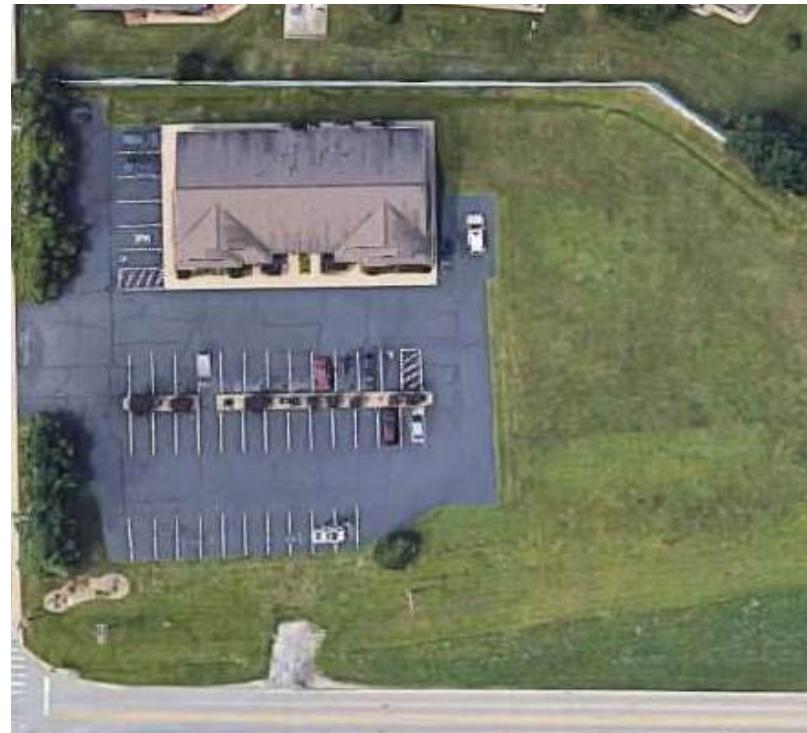
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MAIN
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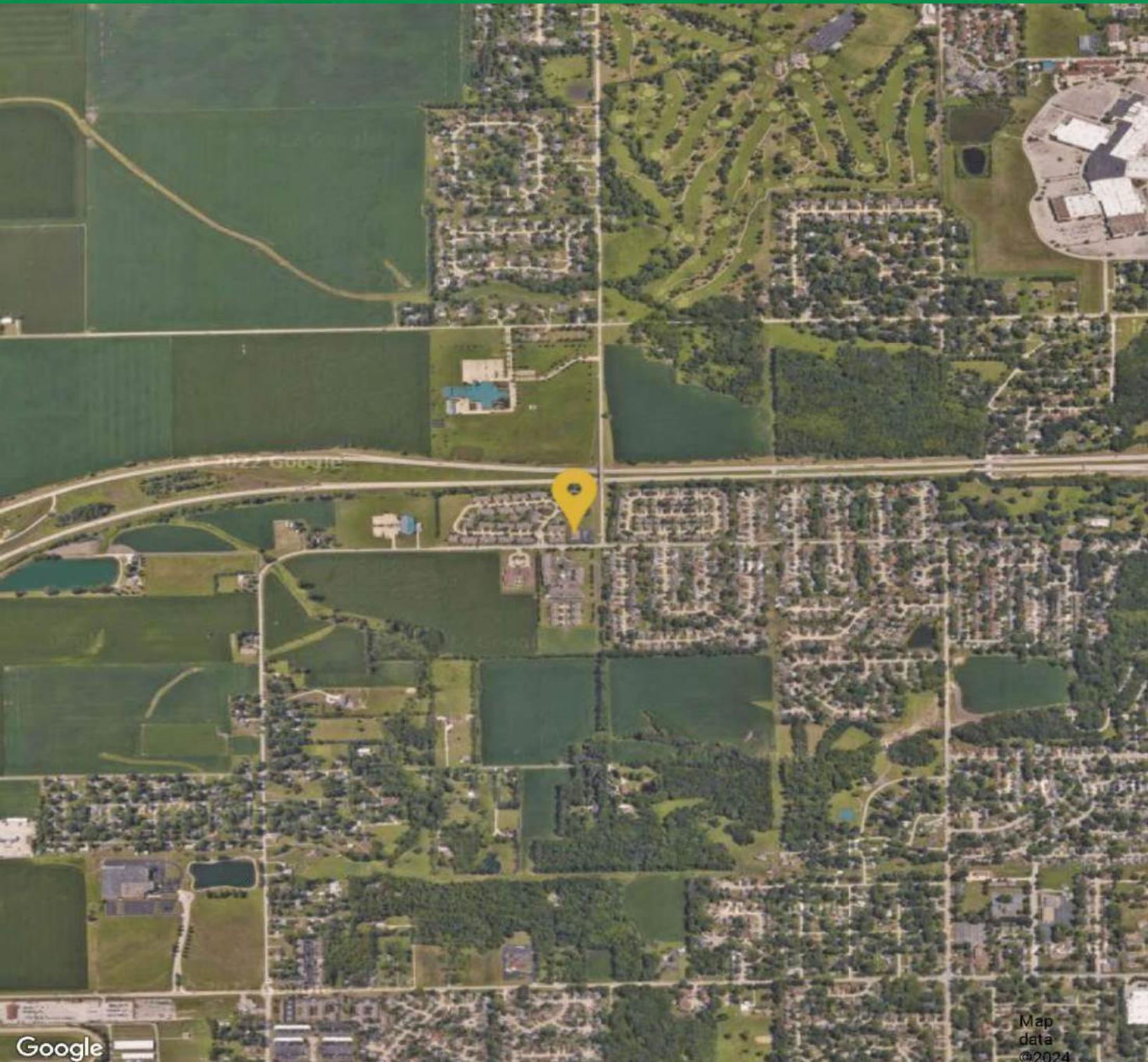


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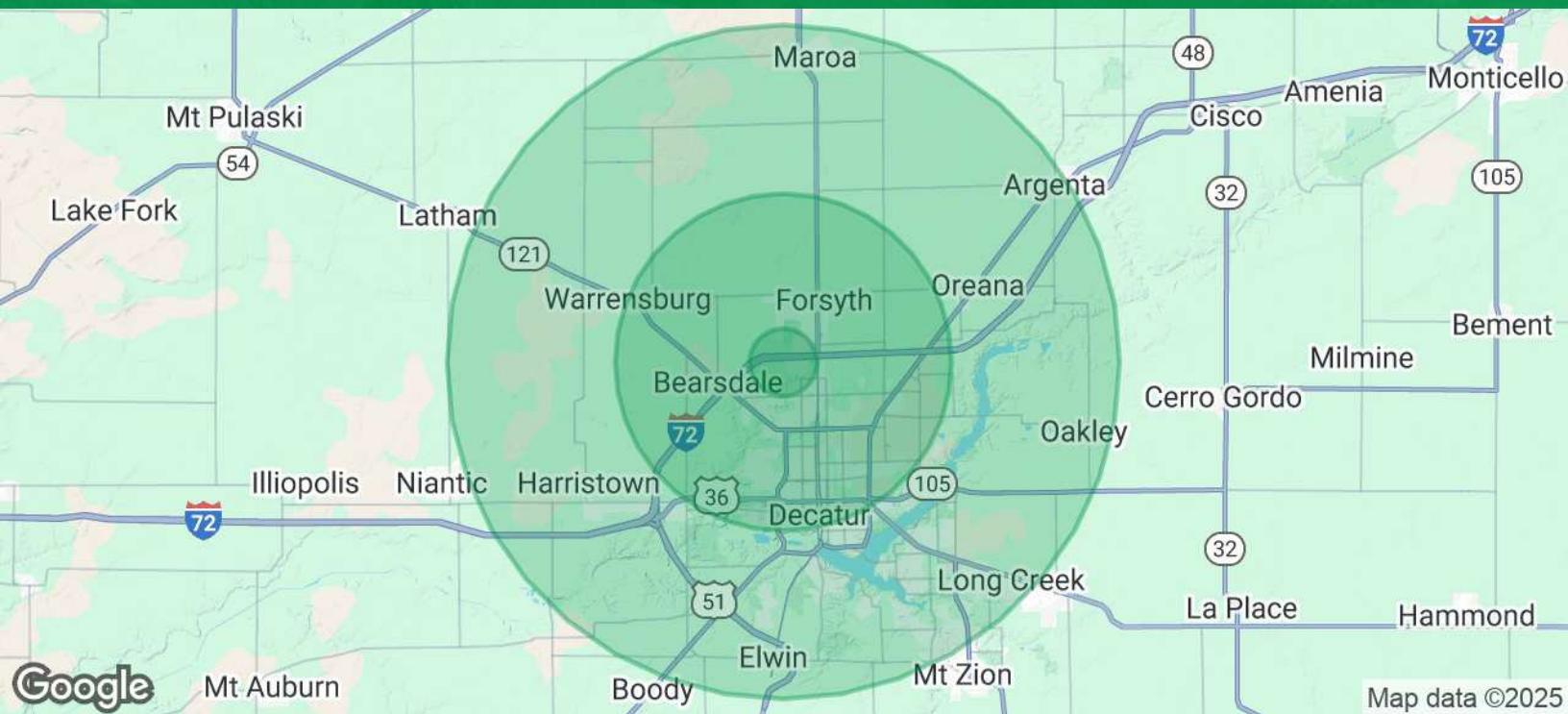


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Map data ©2025

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,035	54,017	93,357
Average Age	46	40	42
Average Age (Male)	44	39	41
Average Age (Female)	48	42	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,342	23,239	40,387
# Of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$127,001	\$66,119	\$76,030
Average House Value	\$211,085	\$118,058	\$141,486

* Demographic data derived from 2020 ACS - US Census



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