

**FOR LEASE – FREE STANDING BUILDING
WITH DRIVE-THRU**

2,500 SF AVAILABLE | 1.52 ACRE PARCEL

1661 E JACKSON
MACOMB, IL 61455



The
Carrington
Company

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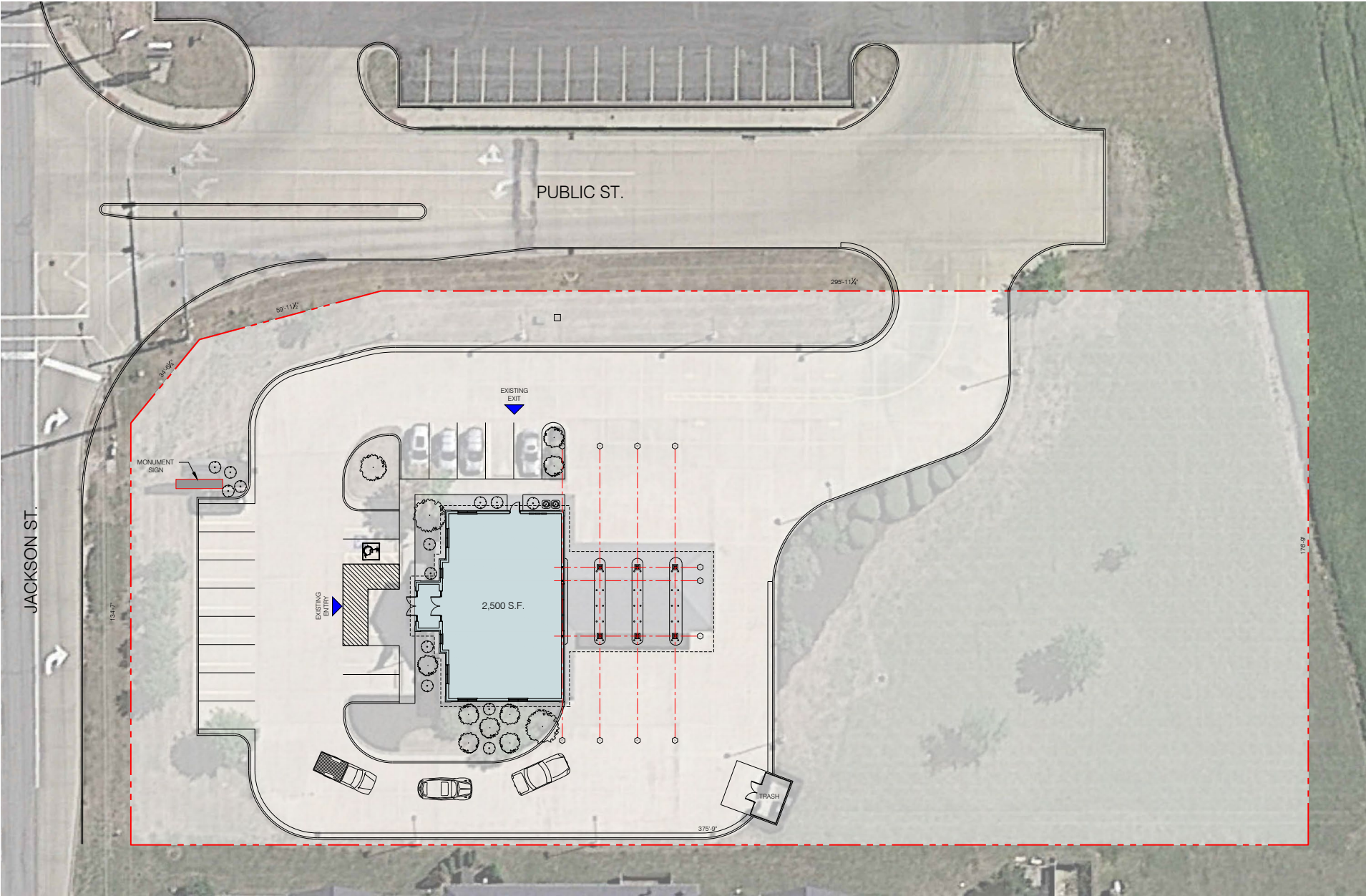
PROPERTY SUMMARY



LOCATION FEATURES

- 2,500 SF
- Free Standing Building
- Multi-Lane Drive-Thru
- Great candidate for redevelopment (QSR/Retail/Medical)
- Ready to occupy for office users. Fully built out office space.

SITE PLAN



For demonstration only, drawing not to scale.

PROPERTY AERIAL



ACTIVE REDEVELOPMENTS

SITE

- 1.52 Acre Parcel
- 2,500 SF Standalone Building
- Multi-Lane Drive-Thru

AutoZone

BURGER KING

BUFFALO WILD WINGS

Hampton by Hilton

BW Best Western Hotels & Resorts

McALISTER'S DELI

Arby's

DOLLAR TREE

VIP CINEMAS

McDonald's

RELI AUTO PARTS

Casey's

ALDI

HyVee EMPLOYEE OWNED

goodwill

136

uscellular

FARM KING

maunces

E JACKSON ST - 16,300 VPD

Starbucks

Walmart

RETAIL / AMENITIES MAP



WESTERN ILLINOIS UNIVERSITY

7,600 STUDENTS (2022)
+600 FACULTY (2022)

67

136

16,300 VPD

DQ DUNKIN'

DOLLAR GENERAL
the Y

Walgreens

LINCOLN SCHOOL

HyVee
EMPLOYEE OWNED
Arbys
FARM KING
The Family Store with More Than 100 Years of Experience
maunices
ALDI

Walmart
BUFFALO WILD WINGS
Starbucks
verizon

Wendys
McDonald's

KFC
CVS pharmacy
PET SUPPLIES PLUS

O'Reilly AUTO PARTS

VIP CINEMAS
DOLLAR TREE

Hampton
by HILTON
BW Best Western
Hotels & Resorts
AutoZone
McALISTER'S DELI
BURGER KING

MACOMB SCHOOL SYSTEM
+2,000 STUDENTS
+150 TEACHERS
+\$17.8 MILLION MACOMB MIDDLE SCHOOL COMPLETED AUG. 2023

EDISON SCHOOL

MACOMB HIGH SCHOOL / MIDDLE SCHOOL

MCDONOUGH DISTRICT HOSPITAL
-48 BEDS
-EST 2022 REVENUE OF \$187,434,879





CITY PROFILE

Nestled in the heart of McDonough County, Macomb, Illinois, is a picturesque small town celebrated for its rich history and tight-knit community. It's renowned for being the home of Western Illinois University, infusing the town with diversity and vibrancy. Notably, it has earned the distinction of being ranked #4 among affordable small towns you'd love to call home and #1 on the list of affordable college towns for homebuyers.

LOCAL ATTRACTIONS

Macomb's historic downtown district is a major attraction, featuring charming shops, cozy eateries, and cultural landmarks that epitomize small-town America. The town hosts various annual events like the Balloon Rally, Heritage Days, and the Macomb Farmers' Market, providing fun and entertainment for all ages.

CULTURAL SCENE

Macomb's cultural scene is thriving, thanks to its university influence. The town hosts art galleries, theater productions, and music events that cater to a diverse range of tastes. Residents and students alike benefit from this lively cultural environment, adding depth to the community's character.

OUTDOOR ACTIVITIES

Nature enthusiasts will find Macomb an excellent base for outdoor adventures. The town's proximity to beautiful parks, hiking trails, and recreational areas offers ample opportunities for hiking, biking, picnicking, and more. The local parks and green spaces provide a serene escape from the hustle and bustle of daily life.

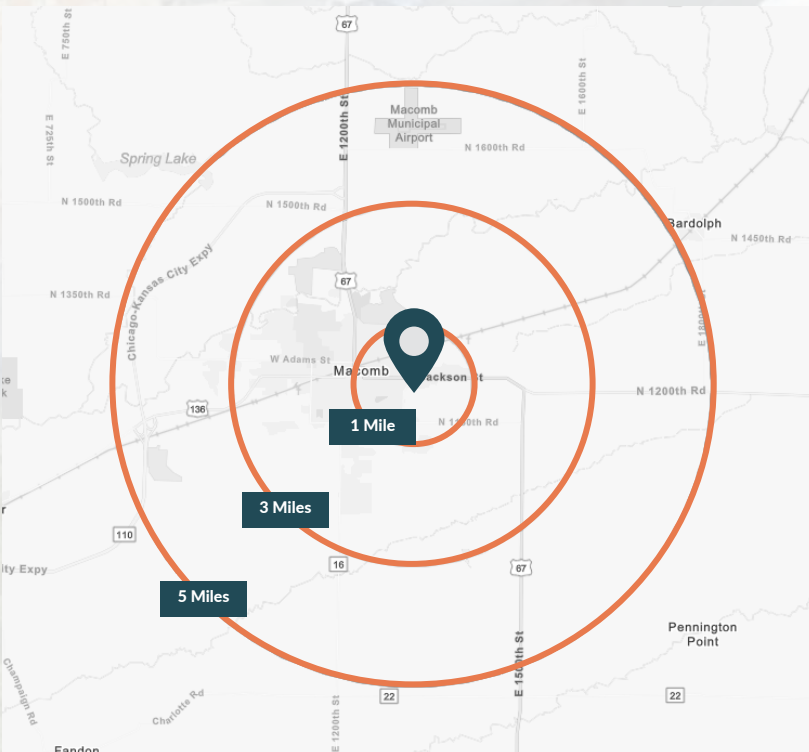
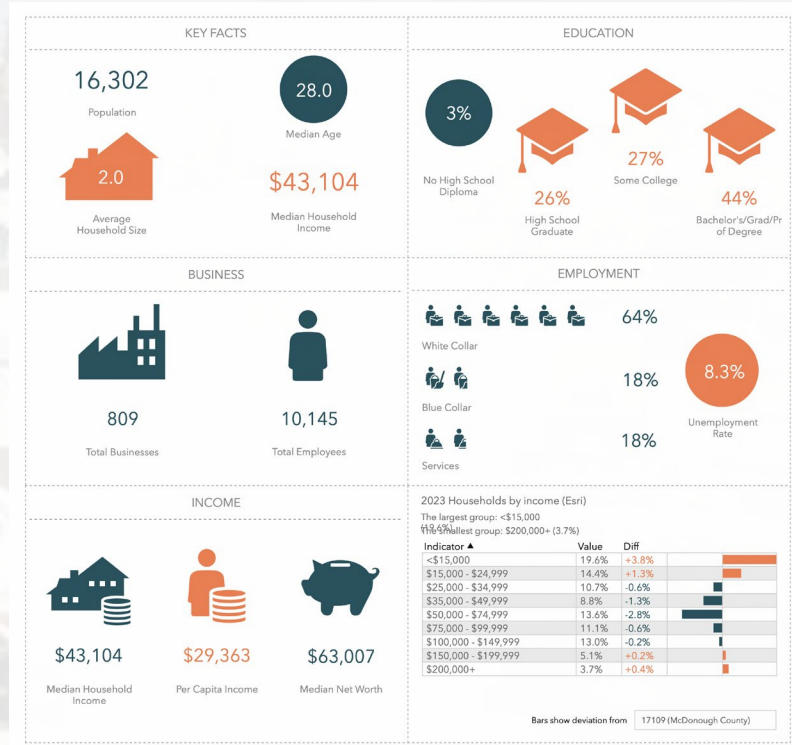
EDUCATIONAL HUB

Western Illinois University is the educational heart of Macomb, making the town an education hub in the region. With its strong academic programs and research initiatives, the university attracts students from across the country. Macomb's schools and educational resources offer quality learning experiences for residents of all ages, making it an ideal place for families seeking an enriching environment for their children.



DEMOGRAPHICS

2023 SUMMARY	1 Mile	3 Miles	5 Miles
Population	4,366	14,856	16,302
Households	2,058	6,178	6,830
Families	953	2,237	2,666
Average Household Size	2.05	2.02	2.04
Owner Occupied Housing Units	1,401	3,431	3,979
Renter Occupied Housing Units	657	2,747	2,851
Median Age	42.5	26.5	28.0
Median Household Income	\$48,587	\$39,076	\$43,104
Average Household Income	\$70,836	\$66,292	\$69,146



2028 SUMMARY	1 Mile	3 Miles	5 Miles
Population	4,117	14,295	15,664
Households	1,957	5,954	6,579
Families	902	2,138	2,549
Average Household Size	2.03	2.00	2.02
Owner Occupied Housing Units	1,352	3,385	3,917
Renter Occupied Housing Units	605	2,569	2,663
Median Age	43.2	26.7	28.2
Median Household Income	\$51,900	\$43,652	\$48,740
Average Household Income	\$78,140	\$73,305	\$76,558

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