

T.J. MAXX & HOBBY LOBBY - PAD SITE FOR LEASE

2,450 SF BUILDING / 0.80 ACRE LOT AVAILABLE

1435 E JACKSON ST,
MACOMB, IL 61455



The
Carrington
Company

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PROPERTY SUMMARY

The Carrington Company is proud to present the 0.80 Acre pad site opportunity available for ground lease, build-to-suit, or backfill/redevelopment of 2,450 SF building in Macomb, IL. The property is strategically situated as an outparcel to the new retail destination anchored by T.J.Maxx and Hobby Lobby (Opened April 2025). This site benefits from its highly visible corner location with 200' of frontage along E Jackson Street, central positioning within the retail corridor Macomb plus the synergy from neighboring operators of McDonalds, Dollar Tree, Shoe Sensation and Rialto Movie Theater. Just a short distance outside of this center the prominent retailers such as Wal-Mart, Hy-Vee, ALDI, and Starbucks can be found. Additional amenities of this project are the prominent pylon signage, great access, and ample parking.

AVAILABILITY

- 0.80 Acres Pad Site
- Existing 2,450 SF QSR building
- Ideal Site for Quick-Service Restaurant, Retail, or Automotive Users

LOCATION FEATURES

- K-Mart redevelopment anchored by T.J.Maxx and Hobby Lobby (Each opened early April 2025)
- Located at the prominent signalized intersection of E. Jackson St/ HWY 67 and Prairie Ave with ±17,500 VPD
- Neighboring notable tenants include: McDonald's, Shoe Sensation, Dollar Tree, and VIP Cinemas
- Centrally positioned within Macomb's retail node containing Wal-Mart, Hy-Vee, Aldi, Starbucks, Chipotle, Buffalo Wild Wings, Farm King, R.P. Lumber, & More.
- Prominent pylon signage



SITE PLAN



For demonstration only, drawing not to scale.

PROPERTY AERIAL



Casey's

136 67



E JACKSON ST - ±17,500 VPD

PROPERTY FEATURES

- .80 Acre Pad Opportunity

TJ-maxx

HOBBY LOBBY

DOLLAR TREE

SHOE SENSATION

CANDY LN - 3,700 VPD

RETAIL SYNERGY



RETAIL / AMENITIES MAP





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

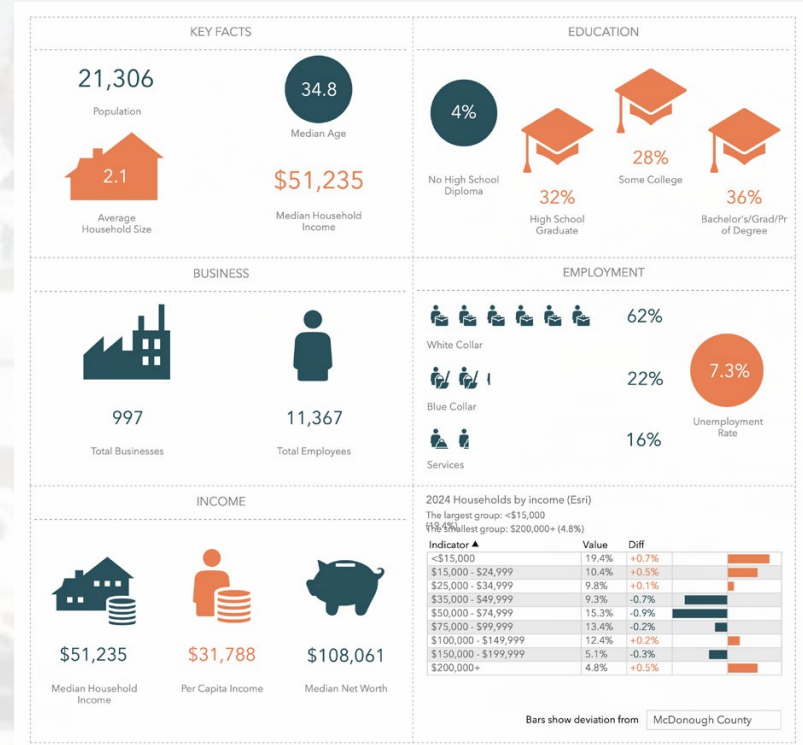
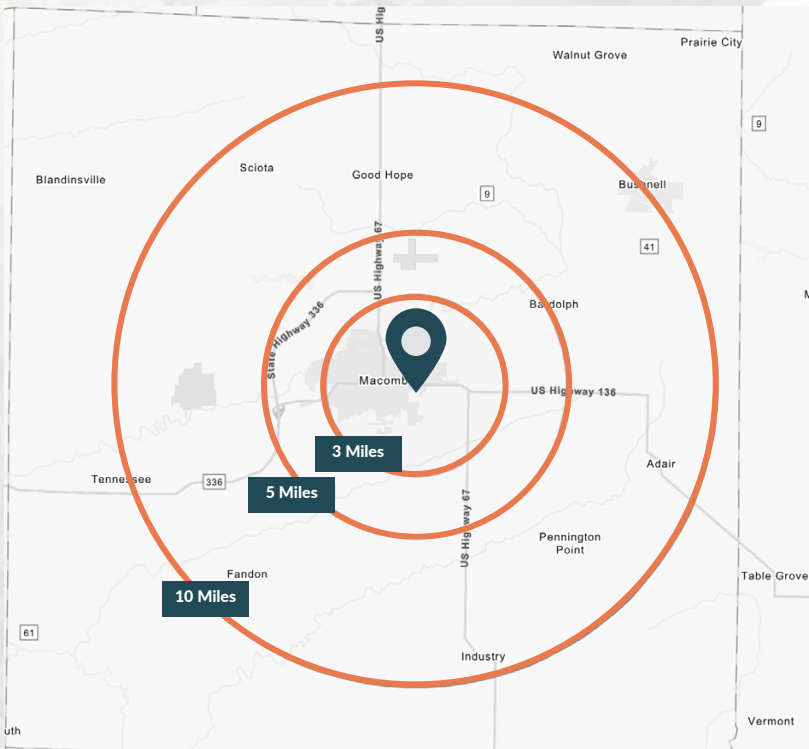
Nature enthusiasts will find Macomb an excellent base for outdoor adventures. The town's proximity to beautiful parks, hiking trails, and recreational areas offers ample opportunities for hiking, biking, picnicking, and more. The local parks and green spaces provide a serene escape from the hustle and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

2024 SUMMARY	3 Miles	5 Miles	10 Miles
Population	14,466	16,139	21,306
Households	6,202	6,880	9,176
Families	2,690	3,136	4,599
Average Household Size	1.98	2.00	2.06
Owner Occupied Housing Units	3,051	3,642	5,541
Renter Occupied Housing Units	3,151	3,238	3,635
Median Age	29.8	31.2	34.8
Median Household Income	\$39,216	\$44,038	\$51,235
Average Household Income	\$65,846	\$69,735	\$73,215



2029 SUMMARY	3 Miles	5 Miles	10 Miles
Population	14,145	15,560	20,575
Households	6,105	6,777	9,058
Families	2,616	3,056	4,499
Average Household Size	1.93	1.94	2.01
Owner Occupied Housing Units	3,120	3,715	5,634
Renter Occupied Housing Units	2,985	3,063	3,425
Median Age	30.6	32.1	35.9
Median Household Income	\$44,631	\$50,703	\$57,574
Average Household Income	\$73,781	\$78,421	\$83,274



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