

SOUTHEAST DECATUR'S MOST PROVEN RETAIL FOR OVER 47 YEARS

The only 100% Retail Corner of southeast Decatur, Illinois



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CENTRE 121

100% PROVEN RETAIL CORNER



1978

47 years ago we pioneered Centre 121 to take advantage of Southeast Decatur growing commercial and suburban markets and the growing bedroom community of Mount Zion.

What was true then is even more clear today: while a portion of retail development occurred north of Decatur in Forsyth, Southeast Decatur continued to develop its own vibrant and reliable trade area, with the Mount Zion bedroom community becoming the most affluent in the market.

At Centre 121 one you can surround yourself with the only 100 percent retail corner of Southeast Decatur -- with best of brand national retailers intersected by the regional arterials of US 36 and Illinois 121 and the Decatur Airport.

Forty-seven years later, Centre 121 remains the first location in the retail epicenter of Southeast Decatur's proven resilient and still growing retail market.

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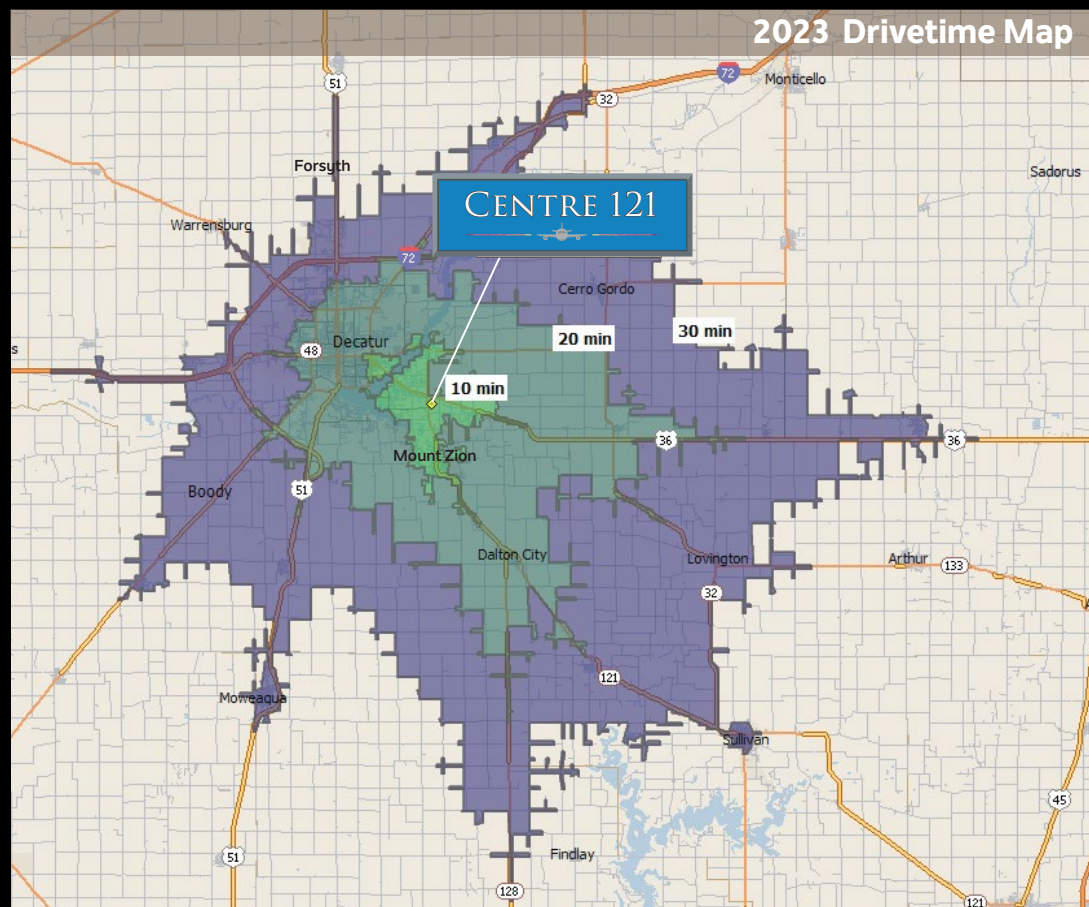
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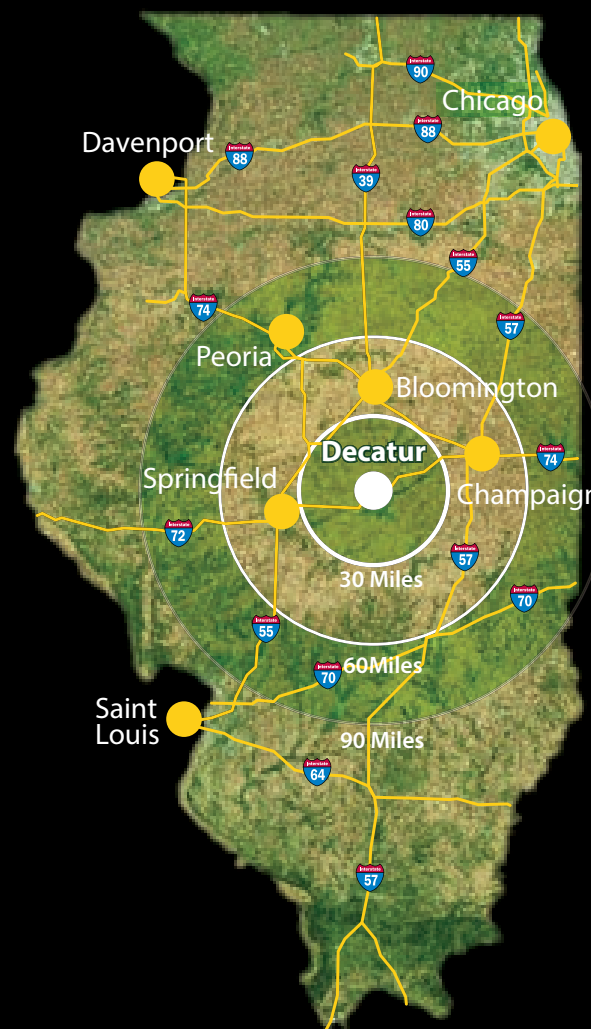
CENTRE 121

DECATUR, ILLINOIS -- DRIVETIME & RING AREA MAPS



30 Minute Drivetime	20 Minute Drivetime	10 Minute Drivetime
Population 126,099	Population 99,637	Population 32,077
Median Age 40.7	Median Age 40.8	Median Age 40.5
Average HH Income \$ 83,522	Average HH Income \$ 82,296	Average HH Income \$ 82,495

*Placer.ai 2025



REGION (60 Miles)

Population	1 M
Median Age	37.3
Average HH Income	\$ 91,983

TRADE AREA (30 Miles)

Population	191,365
Median Age	41.3
Average HH Income	\$84,112

DECATUR METRO (10 Miles)

Population	95,473
Median Age	40.7
Average HH Income	\$ 82,209

*Placer.ai 2025

DECATUR, ILLINOIS

NATIONAL AND REGIONAL RETAIL CONCENTRATION AND DISTRIBUTION MAP



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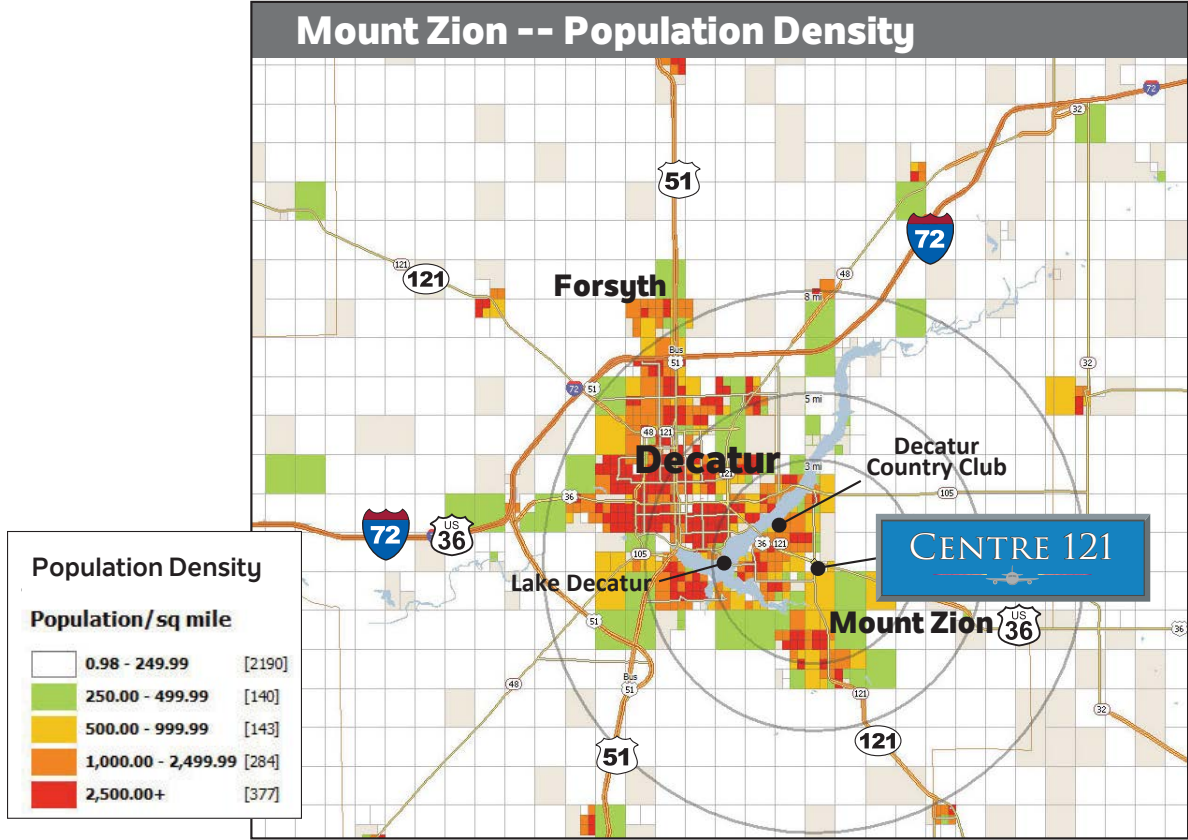


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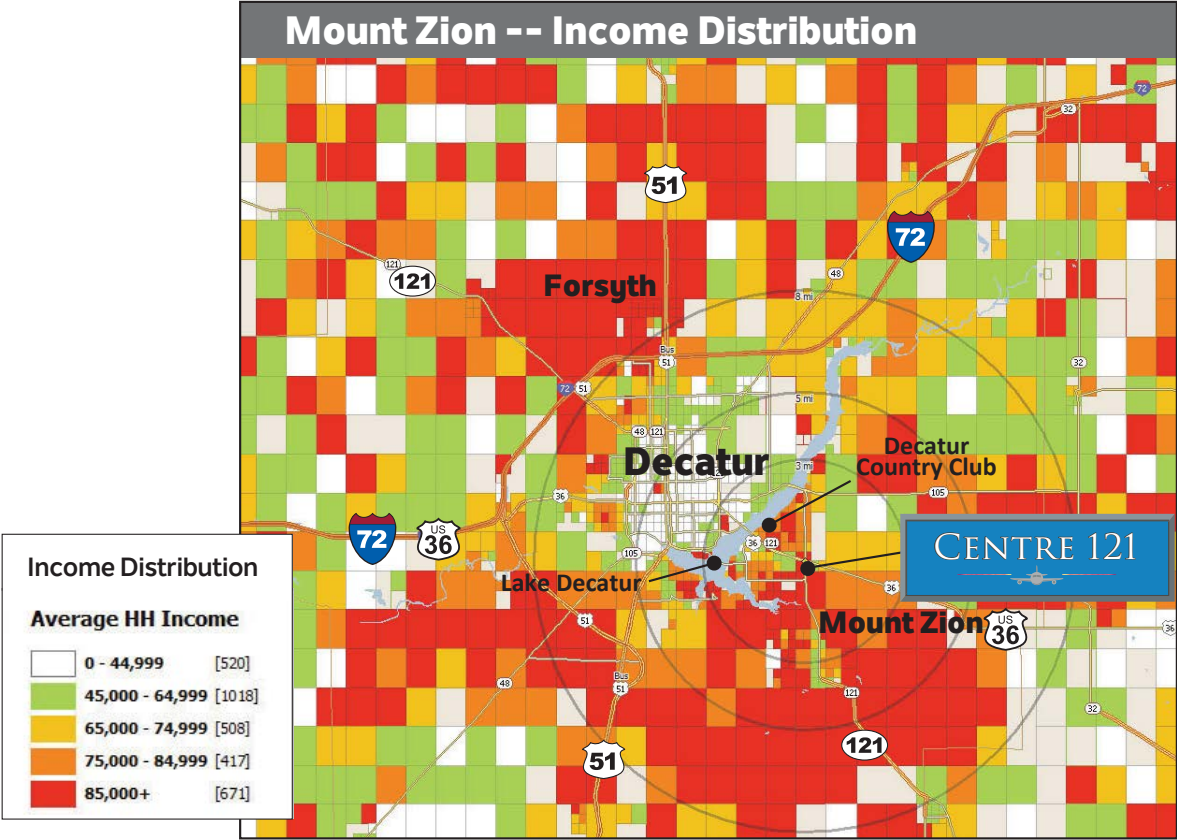


DECATUR, ILLINOIS -- DEMOGRAPHICS & MARKET ANALYSIS



2025 Demographics	Mount Zion / Southeast Decatur		
	Metro (8 Mi Radius)	Extended Neighborhood (5 Mi Radius)	Neighborhood (3 Mi Radius)
Population	84,875	44,066	21,570
Median Age	40.6	41.1	42.9
Workforce Population	35,765	19,503	9,920

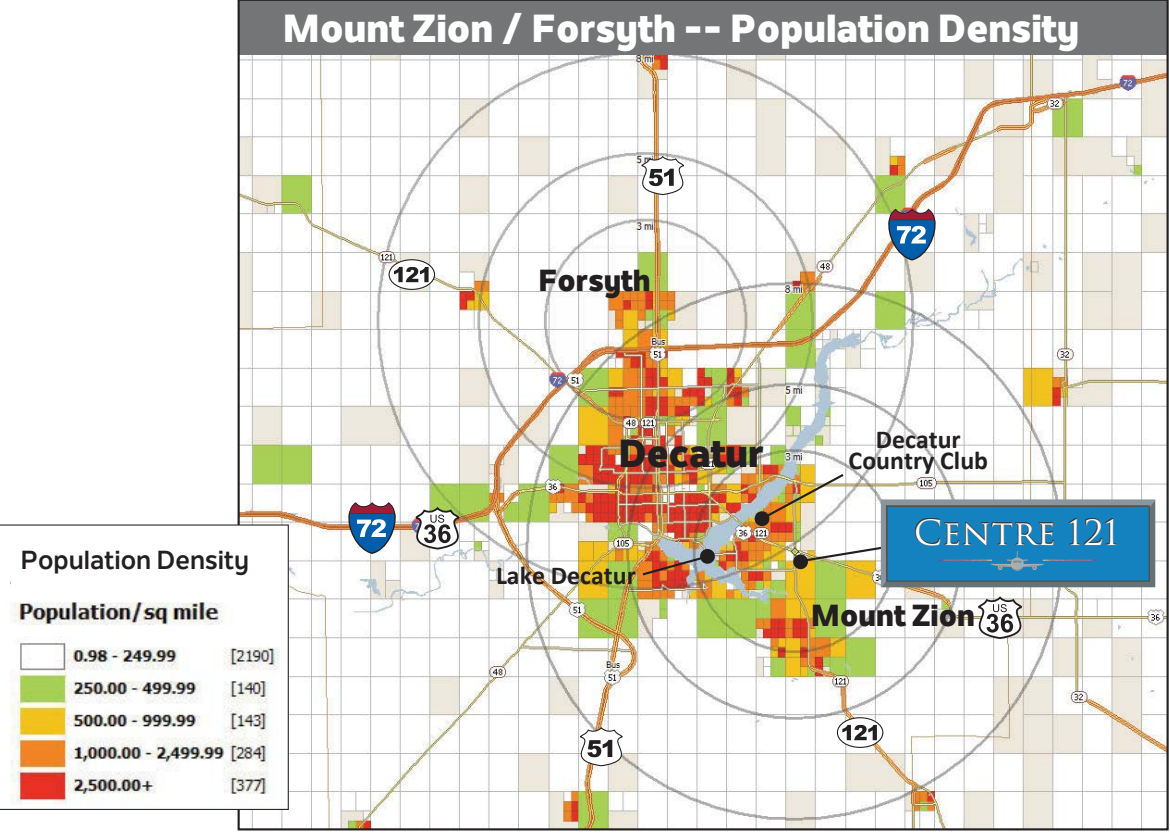
*Placer.ai 2025



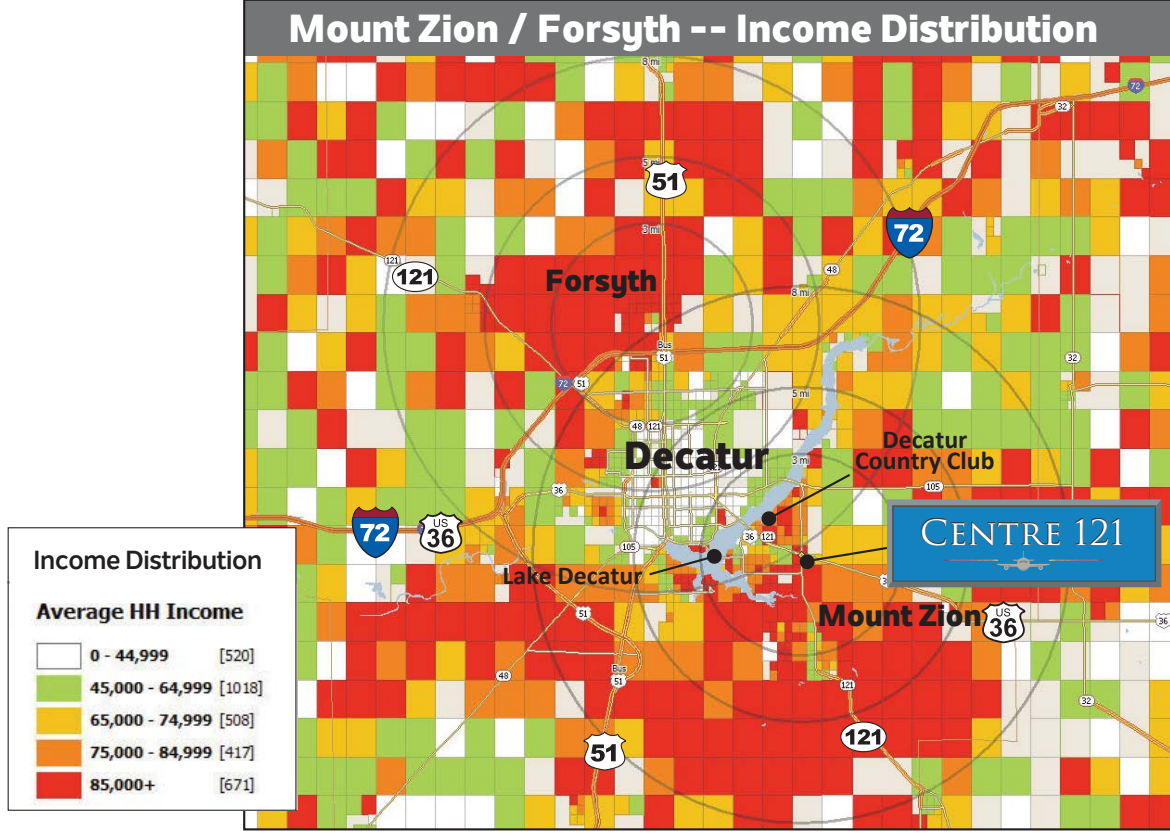
2025 Demographics	Mount Zion / Southeast Decatur		
	Metro (8 Mi Radius)	Extended Neighborhood (5 Mi Radius)	Neighborhood (3 Mi Radius)
AVG HH Income	\$77,359	\$83,376	\$100,173
MED HH Income	\$57,387	\$65,586	\$83,316
Home Ownership	66.8%	70.4%	82.7%
College or greater	53.5%	53.3%	60.8%

*Placer.ai 2025

DEMOGRAPHIC COMPARISON -- FORSYTH TO SOUTHEAST DECATUR / MOUNT ZION



2025 Demographics	Mount Zion / Southeast Decatur		
	Metro (8 Mi Radius)	Extended Neighborhood (5 Mi Radius)	Neighborhood (3 Mi Radius)
Population	84,875	44,066	21,570
Median Age	40.6	41.1	42.9
Workforce Population	35,765	19,503	9,920



2025 Demographics	Mount Zion / Southeast Decatur		
	Metro (8 Mi Radius)	Extended Neighborhood (5 Mi Radius)	Neighborhood (3 Mi Radius)
AVG HH Income	\$77,359	\$83,376	\$100,173
MED HH Income	\$57,387	\$65,586	\$83,316
Home Ownership	66.8%	70.4%	82.7%
College or greater	53.5%	53.3%	60.8%

2025 Demographics	Forsyth		
	Metro (8 Mi Radius)	Extended Neighborhood (5 Mi Radius)	Neighborhood (3 Mi Radius)
AVG HH Income	\$77,629	\$72,776	\$94,708
MED HH Income	\$55,118	\$49,339	\$60,690
Home Ownership	65.2%	58.6%	62.3%
College or greater	54.1%	52.2%	62.3%

*Placer.ai 2025

*Placer.ai 2025

EXISTING LEASE PLAN

<u>LEASE SCHEDULE</u>		
<u>LOCATION</u>	<u>TENANT</u>	<u>LEASE AREA</u>
A	FAMOUS WINE & SPIRITS	10,377 SQ.F
B	AVAILABLE	2,500 SQ.F
C	AVAILABLE	11,109 SQ.F
D	DOLLAR TREE	32,157 SQ.F
F	T-MOBILE	2,028 SQ.F
G1	MARINA'S SPA	1,573 SQ.F
G2	AVAILABLE	1,596 SQ.F
H	MISS KIMMEES	2,002 SQ.F
J	AVAILABLE	2,490 SQ.F
I	VAPOR MAVEN	2,005 SQ.F
K & L	DEL CARMEN'S PIZZA	3,002 SQ.F
M & N	ROYAL INTERNATIONAL BUFFET	9,139 SQ.F
Q	AVAILABLE	3,500 SQ.F
R & S	PRIDE CLEANERS	3,494 SQ.F
	GROSS LEASEABLE AREA	86,972 SQ.F
	TAKE 5 - LOT 2	1,676 SQ.F
	SEVEN BREW - LOT 3	510 SQ.F
	STARBUCKS - LOT 4	2,230 SQ.F

<u>CENTRE 121 PARKING DATA</u>	
TOTAL PARKING SPACES (INCLUDING OUTLOTS) = 225 SPACES	
TOTAL BUILDING SQUARE FOOTAGE (INCLUDING OUTLOTS):	
CENTRE 121	86,972 SQ.FT.
TAKE 5	1,076 SQ.FT.
SEVEN BREW	510 SQ.FT.
STARBUCKS	2,230 SQ.FT.
<hr/>	
TOTAL =	91,388 SQ.F.T.
TOTAL PARKING SPACES =	225 SPACES
PARKING RATIO =	2.47 SPACES/1,000 SQ.FT.

AVAILABLE

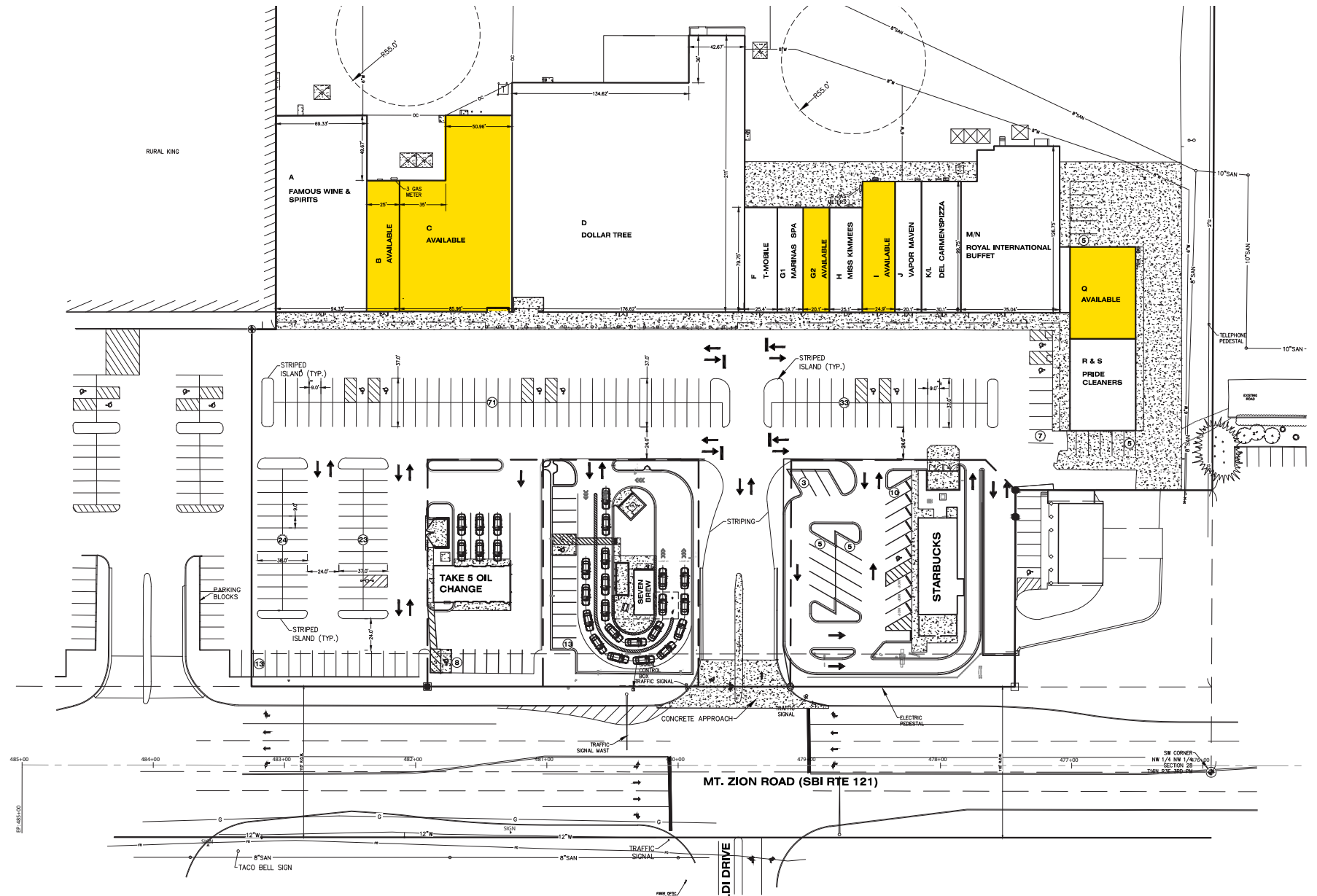
Space B 2,500 SQ/FT
25' Frontage

Space C 11,109 SQ/FT
86' Frontage

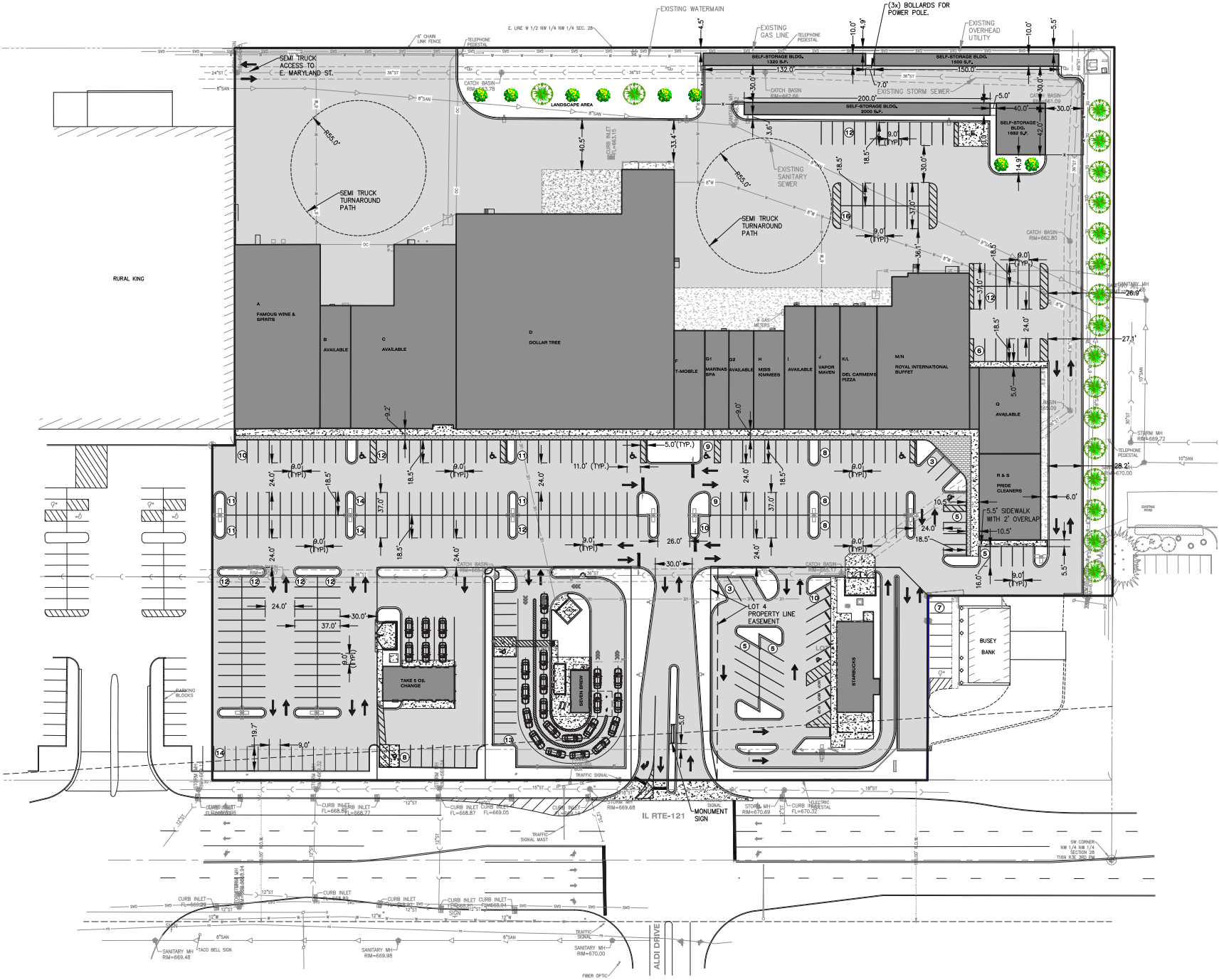
Space G2 1,596 SQ/FT
20' Frontage

Space I 2,490 SQ/FT
25' Frontage

Space Q 3,500 SQ/FT



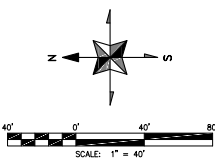
REDEVELOPMENT PLAN



LEASE SCHEDULE		
LOCATION	TENANT	LEASE AREA
A	FAMOUS WINE & SPIRITS	10,377 SQ.FT.
B	AVAILABLE	2,500 SQ.FT.
C	AVAILABLE	11,109 SQ.FT.
D	DOLLAR TREE	32,157 SQ.FT.
F	T-MOBILE	2,028 SQ.FT.
G1	MARINA'S SPA	1,573 SQ.FT.
G2	AVAILABLE	1,596 SQ.FT.
H	MISS KIMMEES	2,002 SQ.FT.
I	AVAILABLE	2,490 SQ.FT.
J	VAPOR MAVEN	2,005 SQ.FT.
K & L	DEL CARMEN'S PIZZA	3,002 SQ.FT.
M & N	ROYAL INTERNATIONAL BUFFET	9,139 SQ.FT.
Q	AVAILABLE	3,500 SQ.FT.
R & S	PRIDE CLEANERS	3,494 SQ.FT.
GROSS LEASEABLE AREA		86,972 SQ.FT.
PROPOSED TAKE 5 - LOT 2		1,676 SQ.FT.
PROPOSED SEVEN BREW - LOT 3		510 SQ.FT.
PROPOSED STARBUCKS - LOT 4		2,230 SQ.FT.

CENTRE 121 PARKING DATA	
FRONT PARKING SPACES (INCLUDING OUTLOTS) = 286 SPACES	
REAR PARKING SPACES (EMPLOYEE PARKING) = 64 SPACES	
TOTAL BUILDING SQUARE FOOTAGE (INCLUDING OUTLOTS):	
CENTRE 121	86,972 SQ.FT.
PROPOSED TAKE 5	1,676 SQ.FT.
PROPOSED SEVEN BREW	510 SQ.FT.
PROPOSED STARBUCKS	2,230 SQ.FT.
TOTAL =	91,388 SQ.F.T.
TOTAL PARKING SPACES =	350 SPACES
PARKING RATIO =	4.02 SPACES/1,000 SQ.FT.

MASTER SITE PLAN BASED ON MASTER SITE PLAN PREPARED BY ZUMWALT AND ASSOCIATES, INC., JOB NUMBER 20619.



CENTRE 121



Development Team

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Cohen Development Company

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Project Design Team

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Architectural Research & Design

Cohen Development Company

MT. ZION RD
SITE

SITE SELECTION AERIAL SURVEY - 1973



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