

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

JON PALSHA

916.844.7692 | office

925.997.7506 | mobile

jon@thecarrco.com

PROPERTY SUMMARY

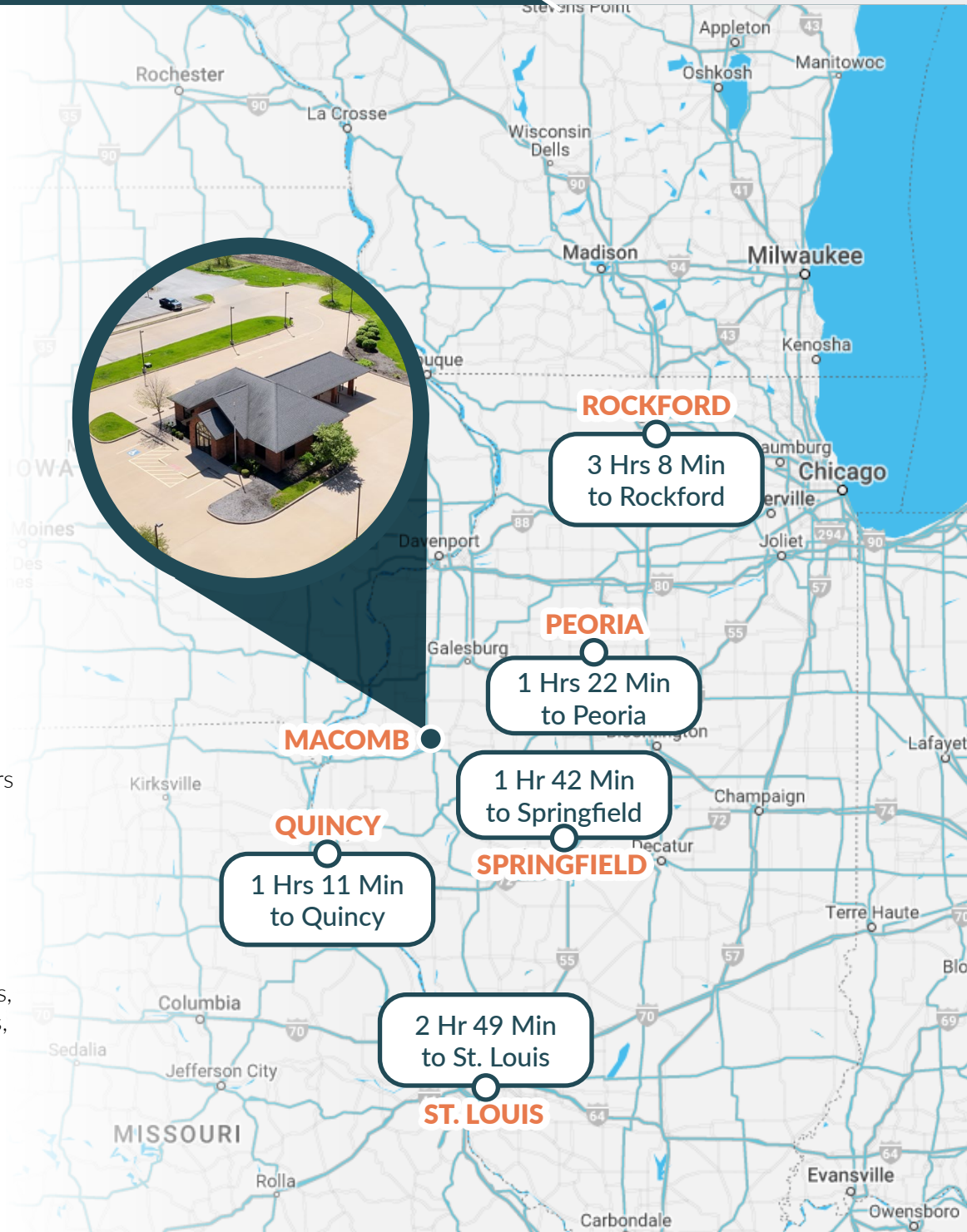
The Carrington Company proudly presents an exceptional leasing opportunity: a 2,500 square foot freestanding building with drive-thru. The property is strategically located on a hard corner at the city's main signalized intersection directly across from Walmart Supercenter (2.1M visits in last 12 months). Situated on the highly trafficked E Jackson St, the primary East/West arterials in the city of Macomb with $\pm 17,500$ vehicles per day. This property offers outstanding visibility, excellent access, ample parking, multi-lane drive-thru, and monument signage. The property is close in proximity to destination retailers including Walmart Supercenter, Hy-Vee, Aldi, Farm King, and RP Lumber, which service the entire county. Additional major, national retailers that have selected this location for their regional store include Starbucks, Verizon, US Cellular, Arby's, Burger King, Buffalo Wild Wings, AutoZone, O'Reilly Auto Parts, and Dollar Tree.

AVAILABILITY

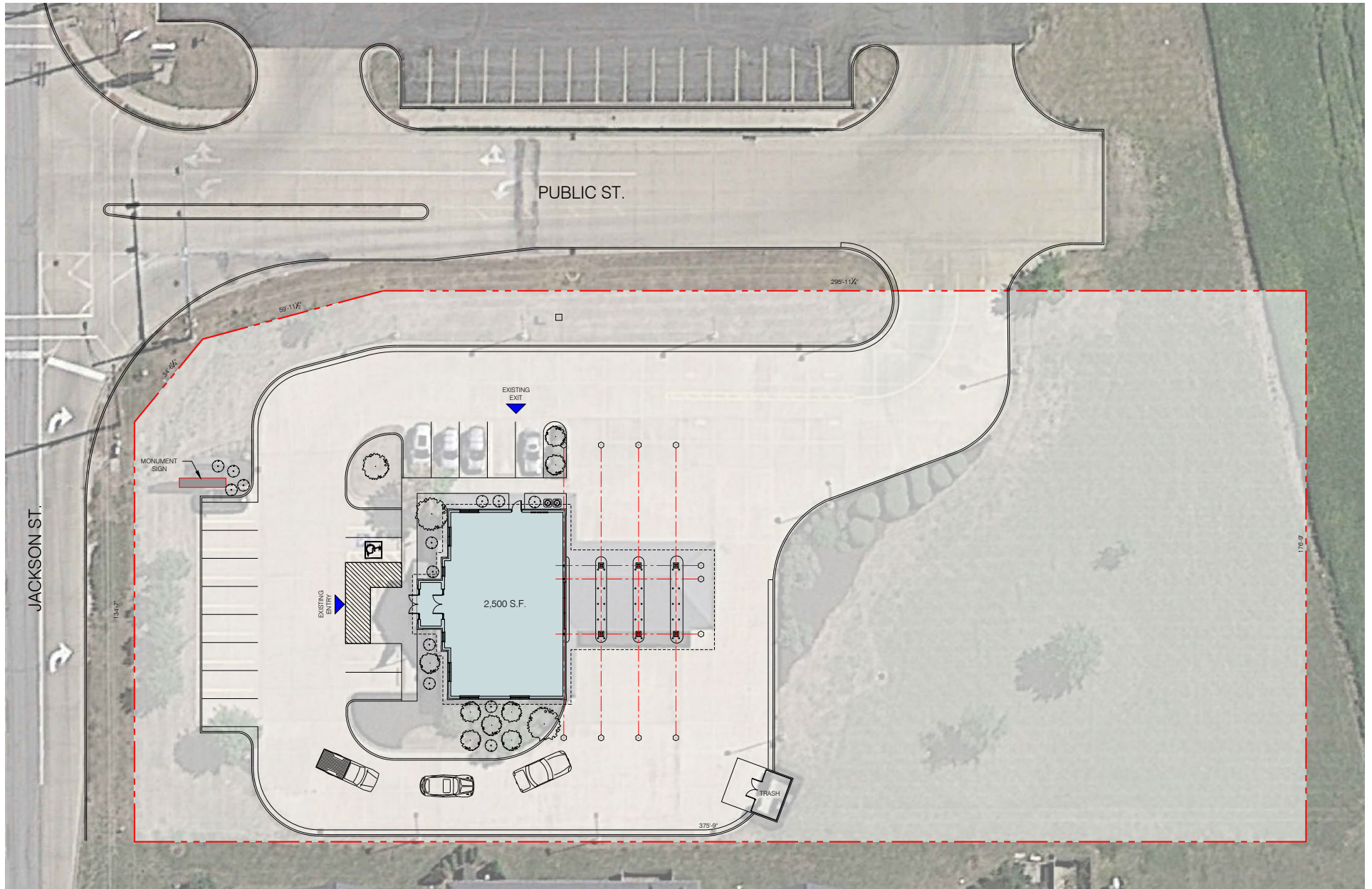
- 1.52 Acres
- Existing 2,500 SF free-standing building
- Ideal Site for Quick-Service Restaurant, Retail, or Automotive Users

LOCATION FEATURES

- Hard-corner site, located at the city's main signalized intersection directly across from Walmart Supercenter
- Neighboring notable tenants include: Burger King, Chipotle, Arby's, Starbucks, Farm King, Hyvee, McAlister's Deli, Buffalo Wild Wings, US-Cellular, and Verizon
- Multiple points of access with dedicated turn lanes
- Prominent pylon signage



SITE PLAN



For demonstration only, drawing not to scale.

The Carrington Company



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

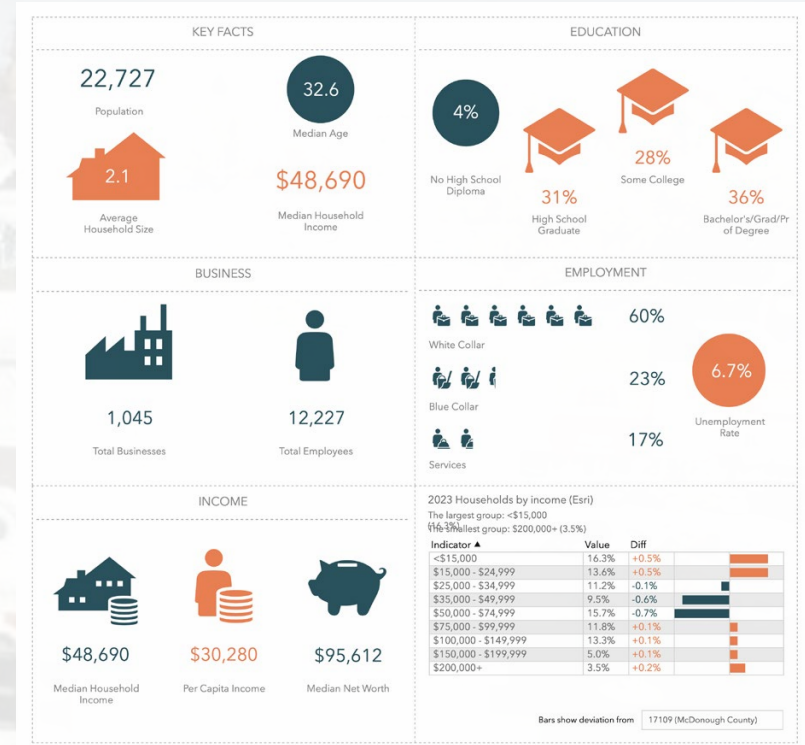
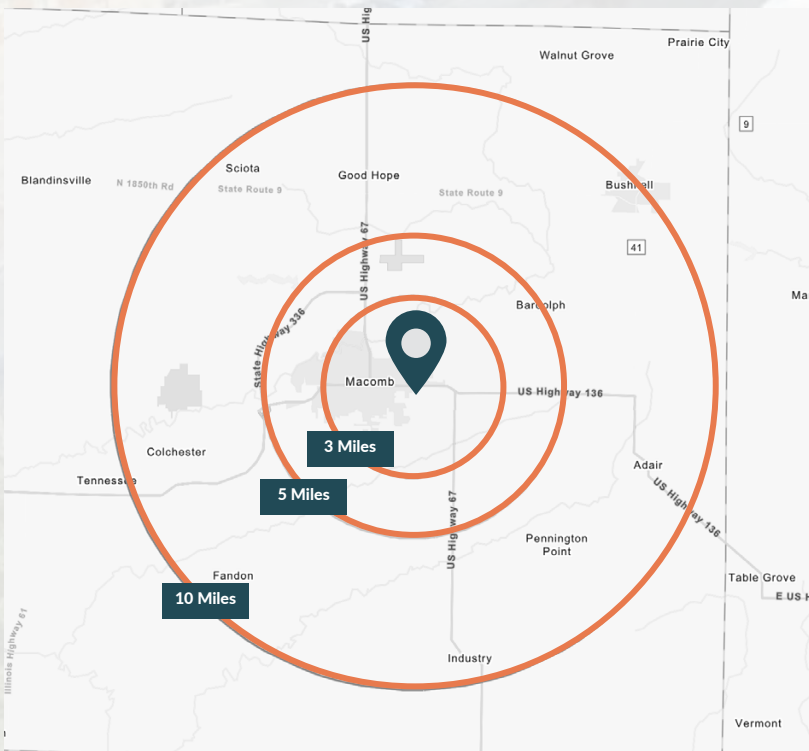
Nature enthusiasts will find Macomb an excellent base for outdoor adventures. The town's proximity to beautiful parks, hiking trails, and recreational areas offers ample opportunities for hiking, biking, picnicking, and more. The local parks and green spaces provide a serene escape from the hustle and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

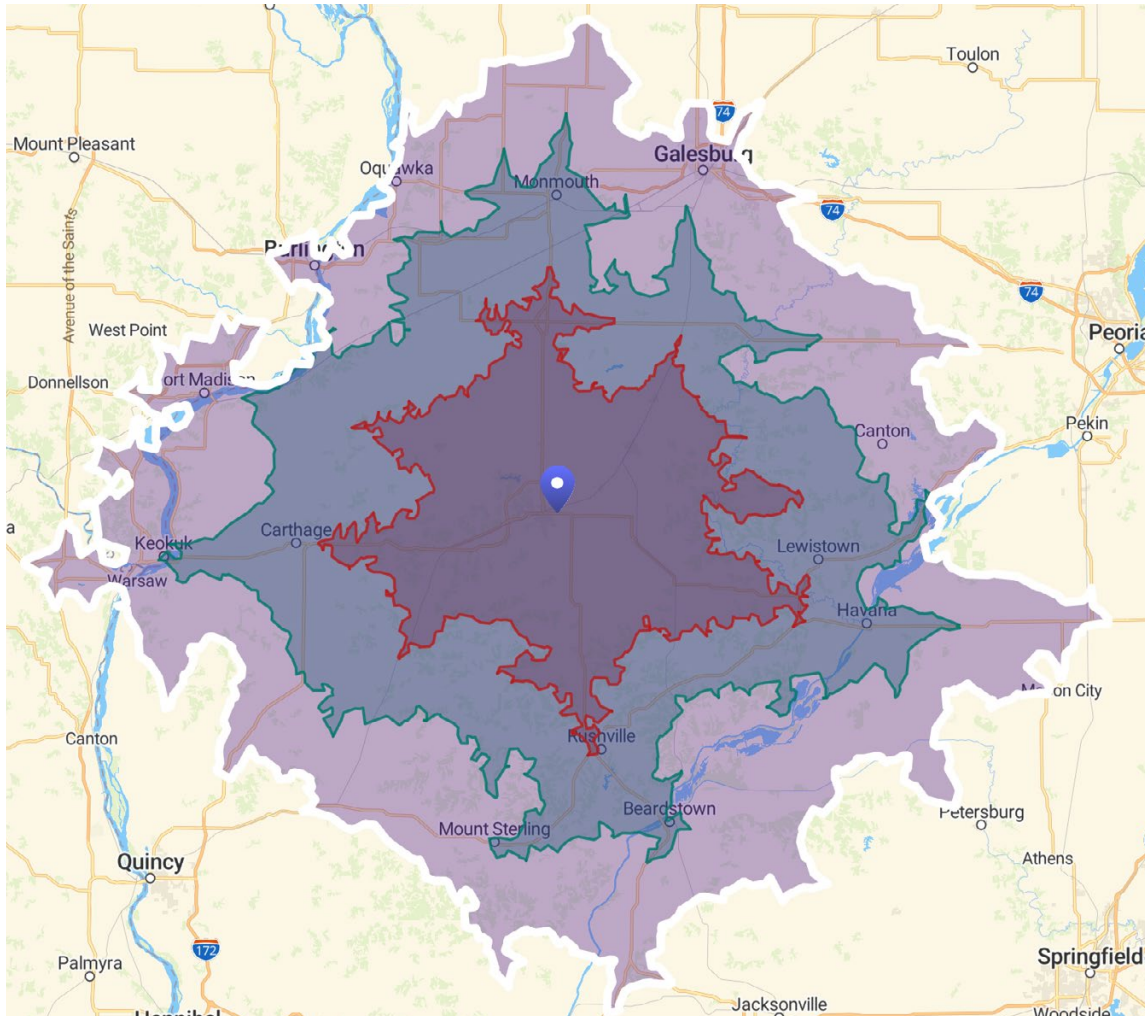
DEMOGRAPHICS

2023 SUMMARY	3 Miles	5 Miles	10 Miles
Population	14,645	16,355	22,727
Households	6,087	6,850	9,613
Families	2,187	2,678	4,442
Average Household Size	2.01	2.04	2.11
Owner Occupied Housing Units	3,373	3,995	6,281
Renter Occupied Housing Units	2,714	2,855	3,332
Median Age	26.3	28.0	32.6
Median Household Income	\$38,669	\$42,917	\$48,690
Average Household Income	\$65,662	\$68,947	\$70,908

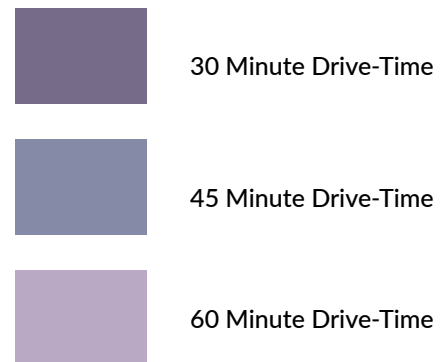


2028 SUMMARY	3 Miles	5 Miles	10 Miles
Population	14,097	15,713	21,773
Households	5,868	6,598	9,247
Families	2,091	2,560	4,249
Average Household Size	2.00	2.02	2.09
Owner Occupied Housing Units	3,328	3,931	6,152
Renter Occupied Housing Units	2,540	2,667	3,095
Median Age	26.5	28.2	33.5
Median Household Income	\$43,134	\$48,614	\$53,465
Average Household Income	\$72,563	\$76,397	\$79,278

DRIVE-TIME MARKET PROFILE



2023 SUMMARY	30 Min.	45 Min.	60 Min.
Population	29,491	68,406	167,430
Households	12,511	28,024	69,163
Families	6,328	16,201	41,262
Average Household Size	2.80	2.25	2.25
Owner Occupied Housing Units	57.9%	63.6%	62.6%
Renter Occupied Housing Units	25.1%	21.3%	23.1%
Median Age	36.1	40.7	42.0
Median Household Income	\$50,552	\$73,528	\$71,737
Average Household Income	\$70,540	\$73,528	\$71,737





PO Box 1328
Eureka, California 95502
707.445.9601
www.thcarrco.com

JON PALSHA

916.844.7692 | office
925.997.7506 | mobile
jon@thecarrco.com