

FOR SALE / LEASE

VIEWEG
REAL ESTATE

Multi-Tenant Retail Center

215 E Ash Ave, Decatur, IL 62526



AJ Speasl

Commercial Broker

217.972.5877

aj@viewegrealestate.com

Vieweg Real Estate

601 E William St.

Decatur, IL 62523

viewegrealestate.com

P: +1 217 450 8500



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Decatur, IL: 215 E Ash Ave. This attractive property features a 4,000 SF building with 3 units, there is currently 1 space available that is 1,650 SF. Zoned B3, it promises a contemporary and adaptable space for prospective tenants. The property has high visibility, ample parking, and easy access. 215 E Ash Ave is your gateway to a promising retail investment in the vibrant Decatur area.

PROPERTY HIGHLIGHTS

- High Visibility
- Easy Access
- Ample Parking
- End Unit
- 1,650 SF

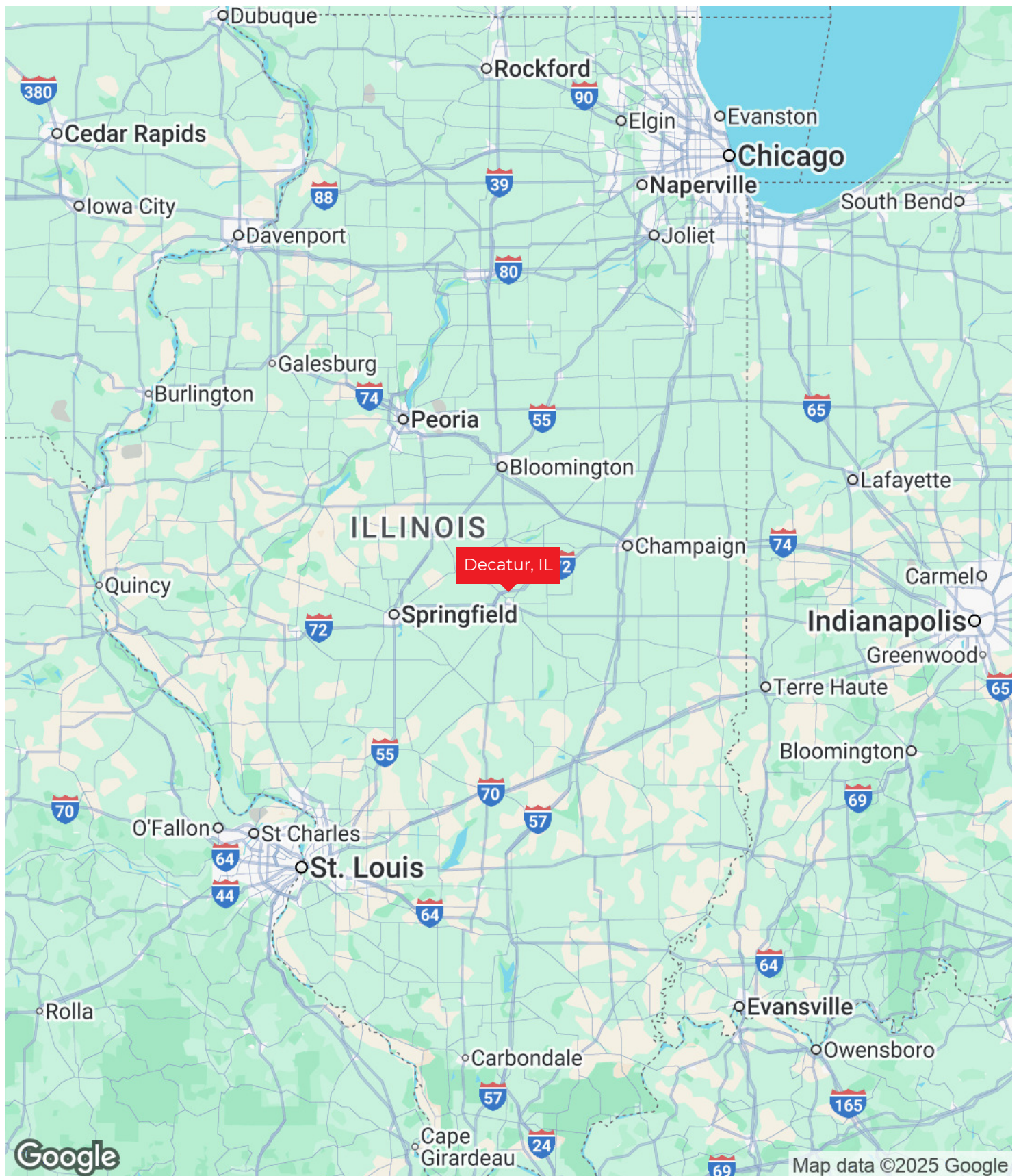
OFFERING SUMMARY

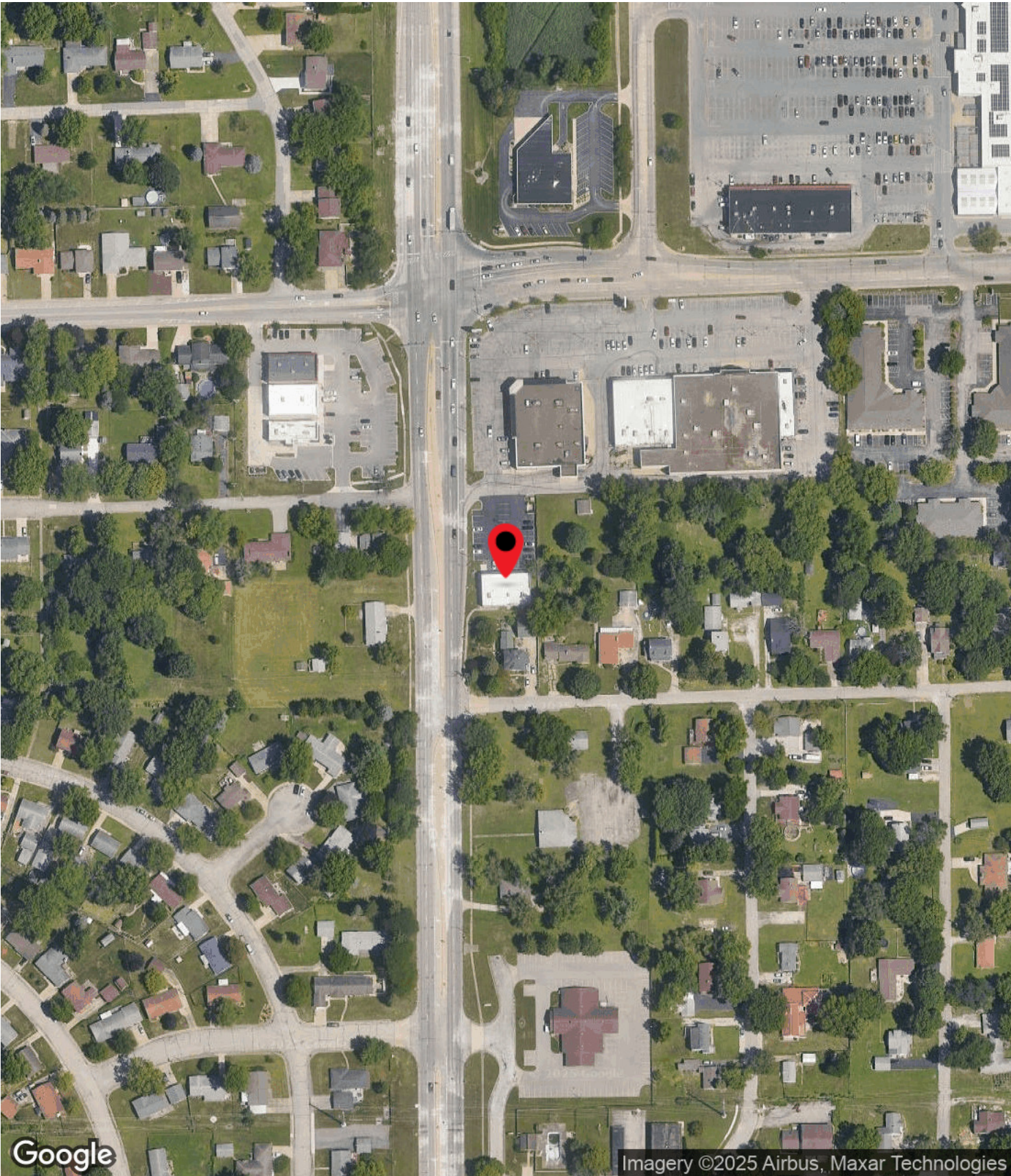
Sale Price:	\$825,000
Lease Rate:	\$16.50 SF/yr (NNN)
Number of Units:	3
Available SF:	1,650 SF
Lot Size:	0.5 Acres
Building Size:	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,516	12,420	25,228
Total Population	5,366	27,924	58,140
Average HH Income	\$83,967	\$76,788	\$65,744

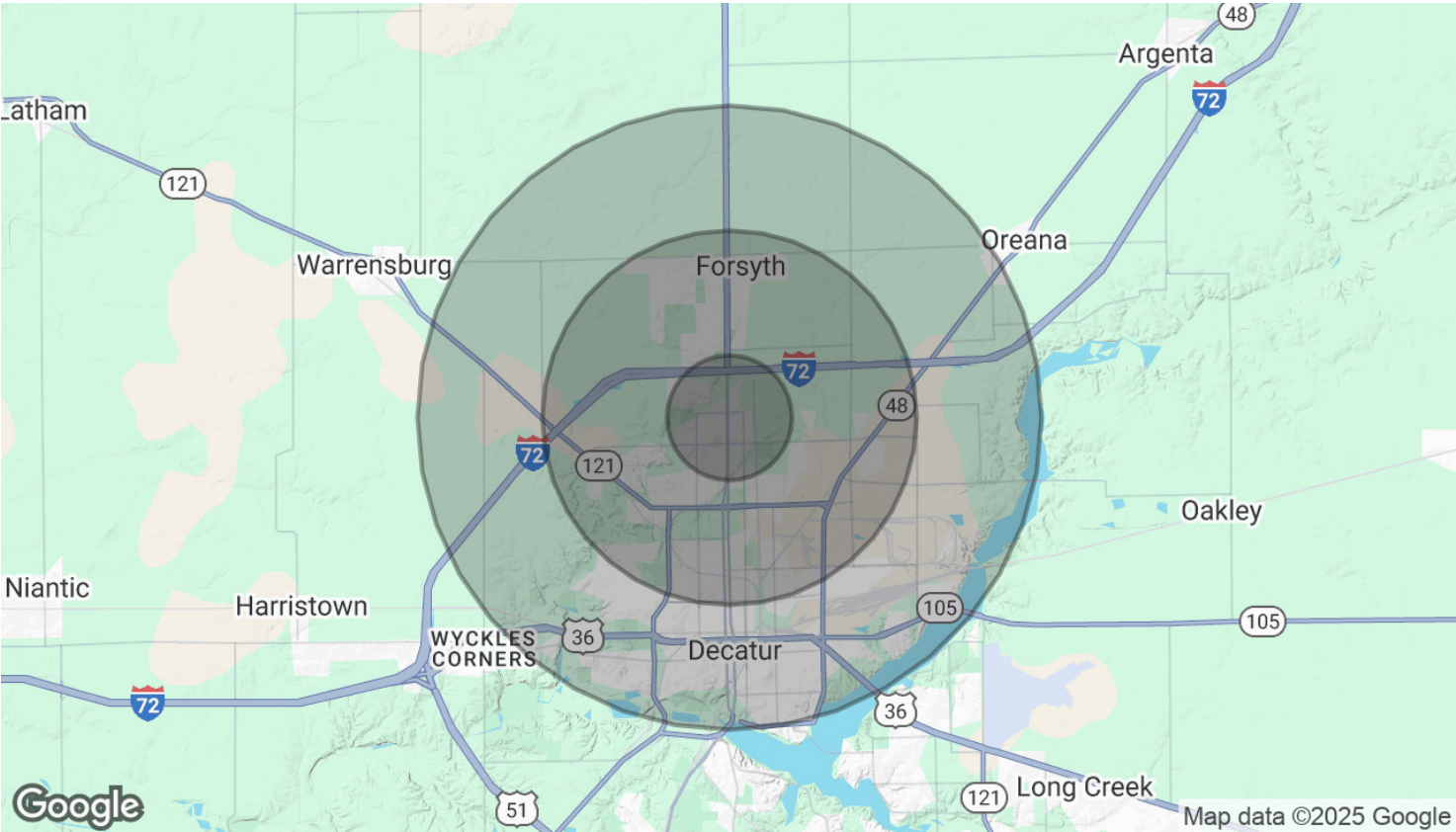












POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,366	27,924	58,140
Average Age	43	43	41
Average Age (Male)	41	41	39
Average Age (Female)	45	44	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,516	12,420	25,228
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$83,967	\$76,788	\$65,744
Average House Value	\$148,817	\$134,725	\$120,482

Demographics data derived from AlphaMap



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IL #475208164

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