

FOR SALE / LEASE

**VIEWEG**  
**REAL ESTATE**

## Prime Central Illinois Medical Facility

3131 N Water St, Decatur, IL 62526



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**Vieweg Real Estate**  
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P: +1 217 450 8500

## SECTION 1

# Property Information

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## PROPERTY DESCRIPTION

Introducing a prime opportunity at 3131 N Water St, Decatur, IL FOR SALE OR LEASE. This 5,500 SF building offers a coveted location for prospective medical users and/or investors. With a desirable footprint and strategic zoning, this property presents a compelling opportunity for those seeking to establish or expand their presence in the thriving Decatur area. The facility is conveniently located on US Business Route 51 North and South. The property has previously been used as an express care facility, and has a modern layout designed for a quick service medical facility. This facility includes; a waiting room, reception area, registration areas, two triage rooms, twelve exam rooms, nurses area, x-ray room, two offices, and a break/conference room. The facility is located in the highest traffic area in the county and sees nearly 25,000 vehicles per day. 3131 N Water Street has great road frontage and visibility from both roads passing by. Don't miss the chance to secure a valuable asset in a sought-after location.

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Available SF:	5,500 SF
Lot Size:	51,144 SF
Building Size:	5,500 SF

## DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	217	642	2,902
Total Population	445	1,313	5,790
Average HH Income	\$59,534	\$55,651	\$53,080



## SECTION 2

# Location Information

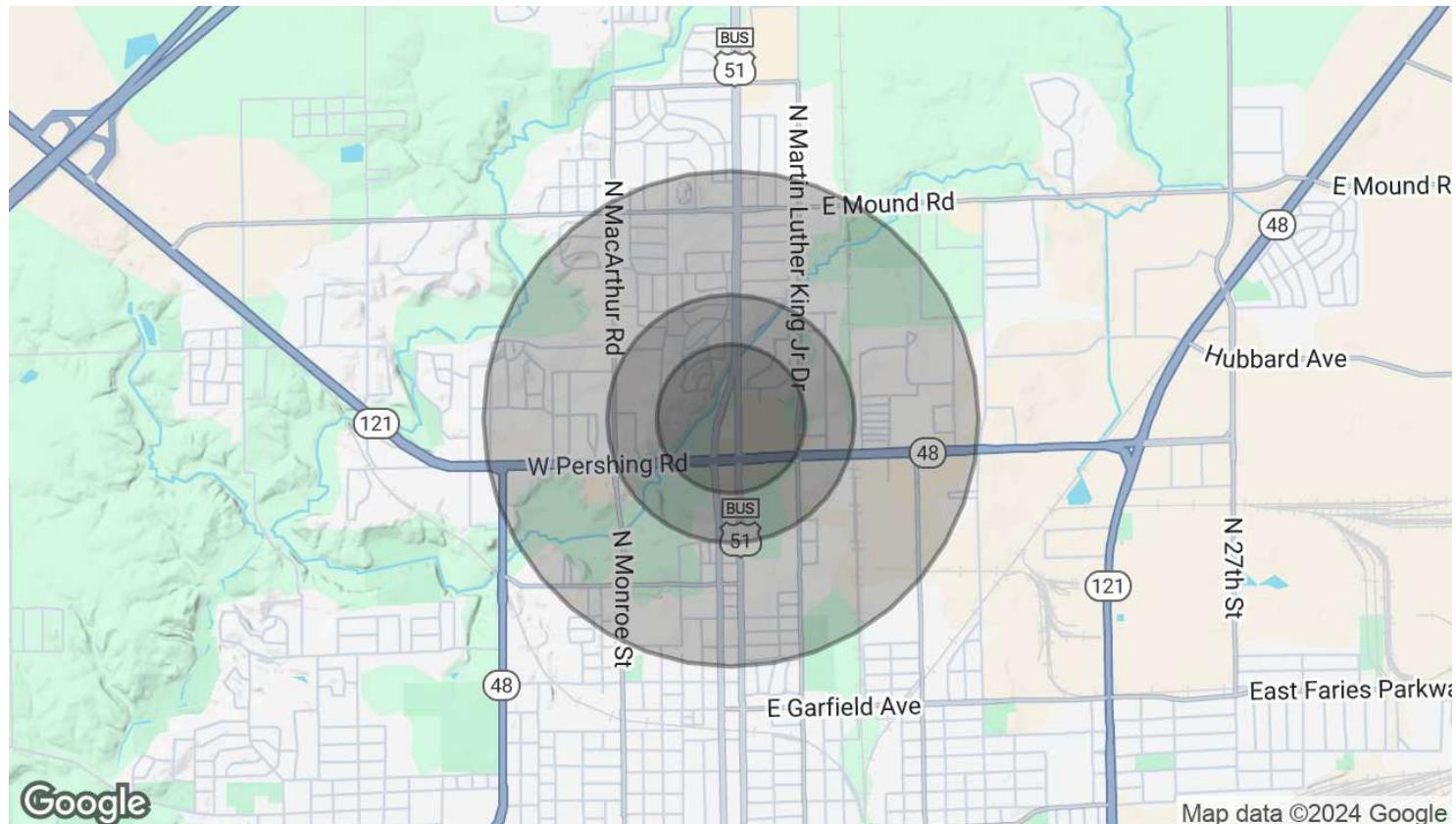
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## SECTION 3

# Demographics

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**POPULATION**

	0.3 MILES	0.5 MILES	1 MILE
Total Population	445	1,313	5,790
Average Age	49	50	47
Average Age (Male)	47	48	45
Average Age (Female)	51	52	49

**HOUSEHOLDS & INCOME**

	0.3 MILES	0.5 MILES	1 MILE
Total Households	217	642	2,902
# of Persons per HH	2.1	2	2
Average HH Income	\$59,534	\$55,651	\$53,080
Average House Value	\$105,531	\$103,568	\$99,405

Demographics data derived from AlphaMap