

# Macomb, IL

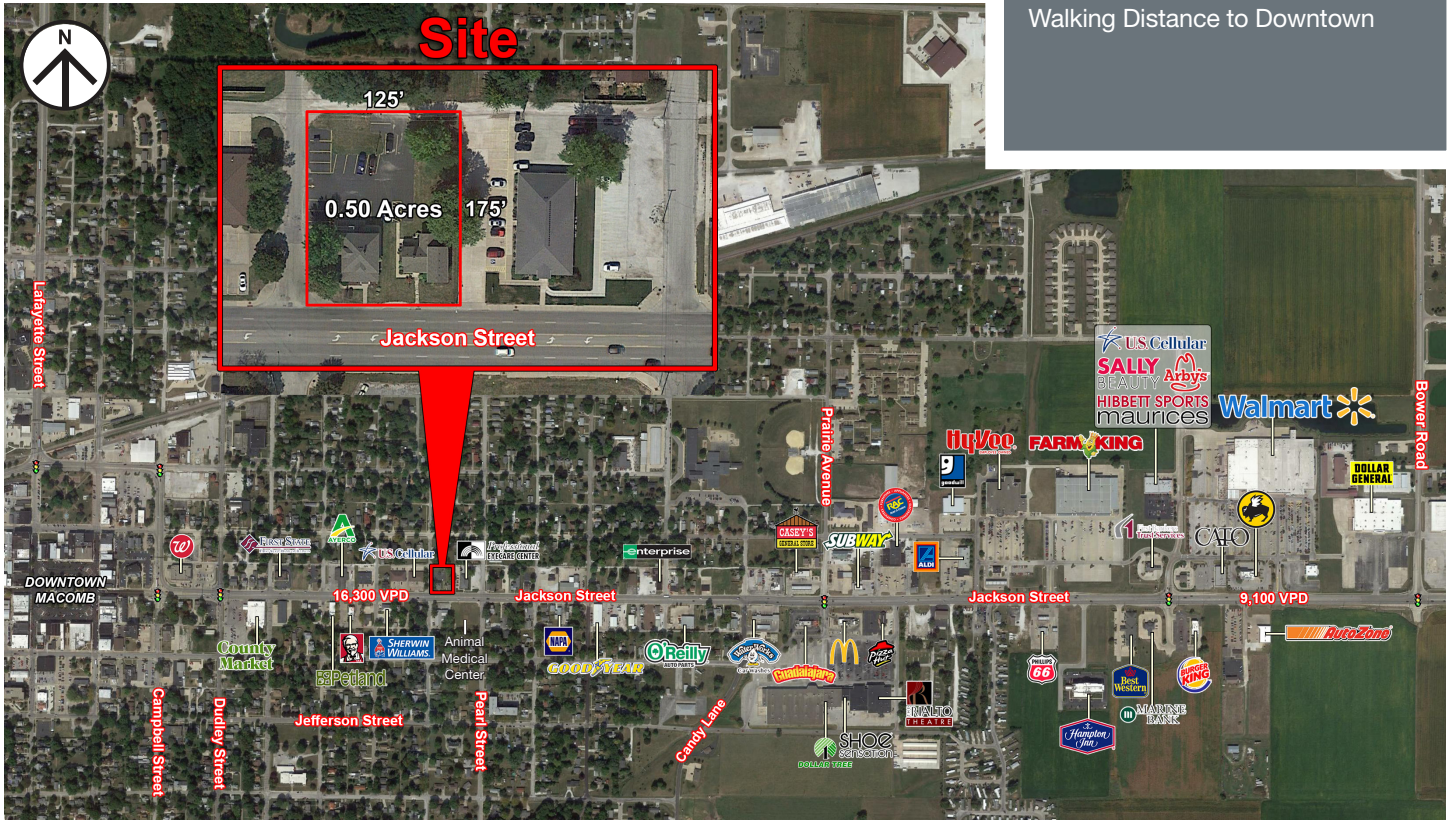
NEC Jackson St & College St

## For Sale or Build-to-Suit

0.5 AC Available

Full-Access w/Dedicated Turn Lane

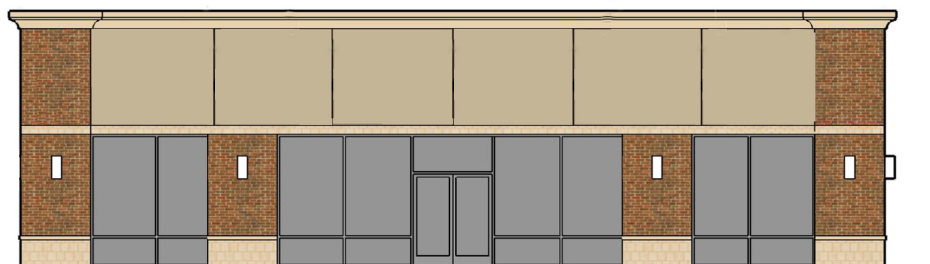
Walking Distance to Downtown



### Property Features

- 16K+ VPD along Jackson St, Macomb's only major retail corridor
- 40K+ daytime population within 3 mile radius
- Flexible site plan - drive-thru or general retail
- Monument signage available
- County seat and home to Western Illinois University

### Conceptual Rendering



## InSite

1400 16th Street  
Suite 300  
Oak Brook, IL 60523  
Office: 630-617-9100  
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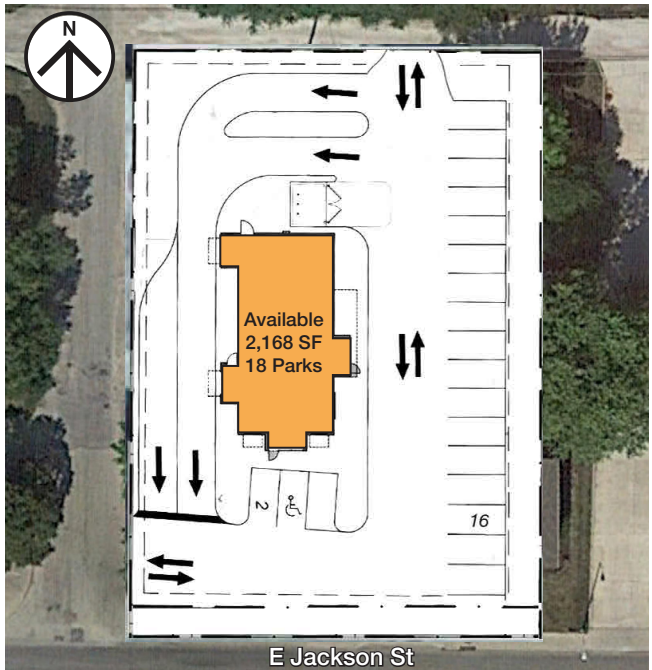
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Conceptual Site Plans

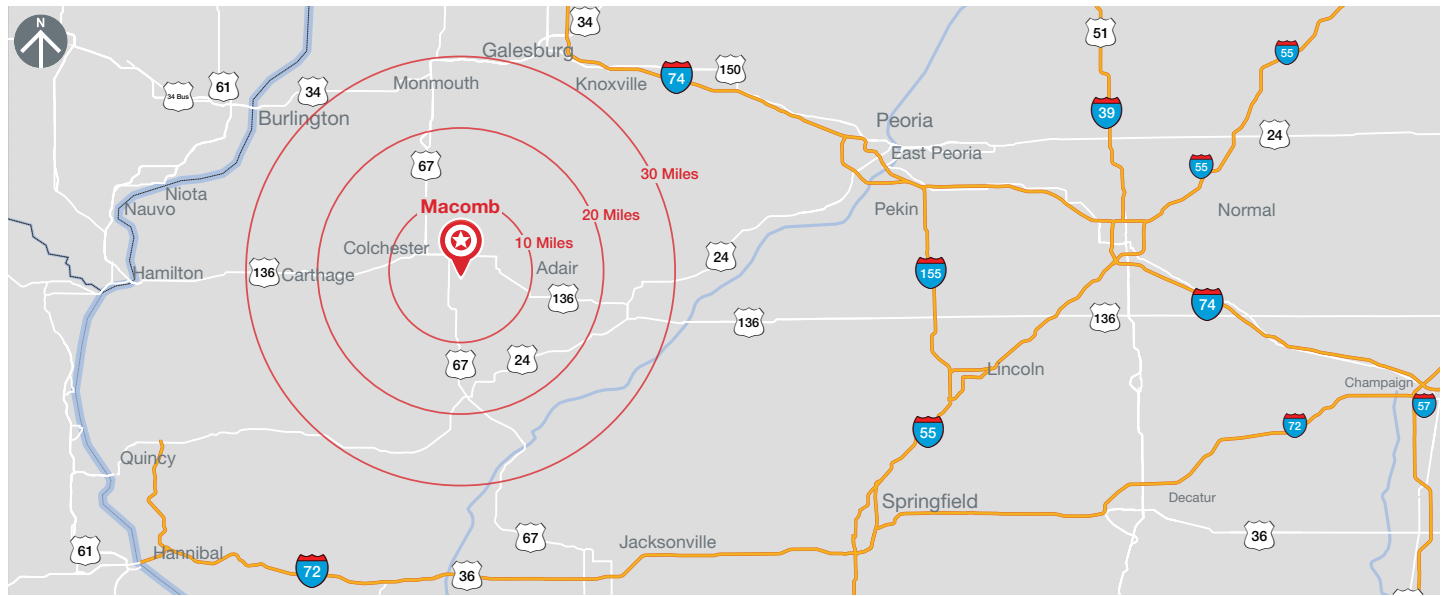
Site Plan 1



Site Plan 2



Location Map



Demographic Data

|                    | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|--------------------|---------------|---------------|---------------|
| Population         | 10,022        | 20,428        | 21,312        |
| Avg HH Income      | \$55,166      | \$56,137      | \$57,451      |
| Daytime Population | 20,244        | 40,164        | 40,528        |



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