

2828 N MAIN- DECATUR



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



2828 N. Main St.
Decatur, IL 62526

AJ Thoma III, CCIM, SIOR

O: 217.403.3425

E: AJT@CBCDR.com

Dana Flinn-Freeland

O: 217.318.3496

E: DANA@CBCDR.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
CHAMPAIGN, IL | 217.352.7712

2828 N MAIN- DECATUR



PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for Lease this multi-tenant retail/office building located in Decatur IL.

The building was originally constructed in 1976 and is home to several retail and office tenants. The second floor suites are serviced by an elevator. Currently there are 4 vacancies in the building; Suite 102, Suite 200, Suite 204, and Suite 205/208.

Suite 200 (4,500 SF): This 4,500 SF space is located on the 2nd Floor and is right off the elevator. This space is currently set up with 5 private offices, 2 large conference rooms, large training room, male/female restrooms as well as approx. 1,500 SF of unfinished/unheated storage space.

Suite 207 (800 SF): This 800 SF space is located on the 2nd floor and is currently built out as a hair salon that is currently set up with 4 stations and 3 wash bowls. There is one restroom in the suite and washer/dryer hookups in the rear.

Suite 205/208 (1,900 SF): This 1,900 SF space is also located on the 2nd floor and was last occupied by a dance team. Currently, the wooden floor is raised and the space is divided into 3 rooms; 840 SF open room, 710 SF room, and one office. Tenant will have access to a common area restroom.

PROPERTY INFORMATION

Address	2828 N Main St. Decatur, IL 62526
Lease Price	Suite 200: \$10.00/SF Mod Gross (\$3,750/Mo) Suite 207: \$12.00/SF Mod Gross (\$800/Mo) Suite 205/208: \$6.00/SF Mod Gross (\$950/Mo)
Available Space	Suite 200: 4,500 SF Suite 207: 800 SF Suite 205/208: 1,900 SF
Building Total	11,431 SF
Zoning	B2 – Commercial
Year Built	1976
Parking	Plenty

The property is located just south of the prime retail shopping district of Main/Water/Bus Us 51 & Pershing Ave. Main/Bus US 51 South is a one way street through Decatur, heading south from Bloomington IL to south-central IL. The area features traffic counts of over 42,000 cars per day and many national, regional, and local tenants. Decatur is conveniently located 123 miles from St. Louis (northeast via I-55/IL-48) 177 miles from Chicago (south via I-57 or I-55), 155 miles from Indianapolis (west via I-72/I-74), 45 miles from Champaign (west via I-72), 46 miles from Bloomington (south via US 51) & 44 miles from Springfield (east via I-72).

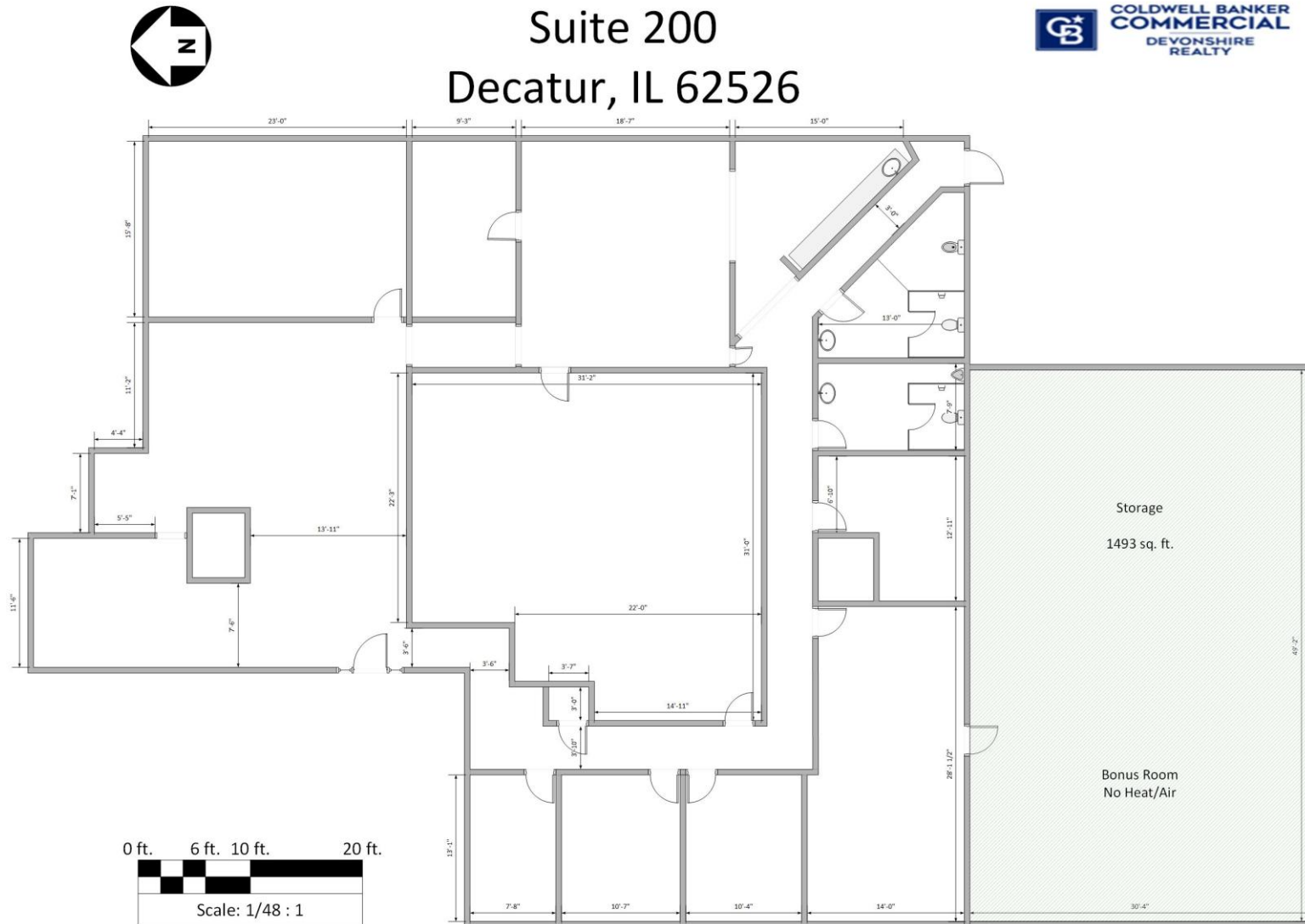
2828 N MAIN- DECATUR



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

SUITE 200 – FLOOR PLAN

2828 N. Main St.
Suite 200
Decatur, IL 62526



2828 N MAIN- DECATUR



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

SUITE 200 – PICTURES



2828 N MAIN- DECATUR

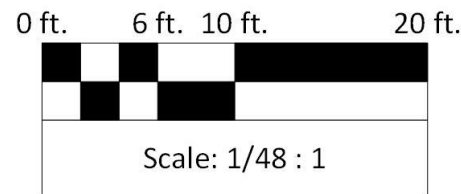
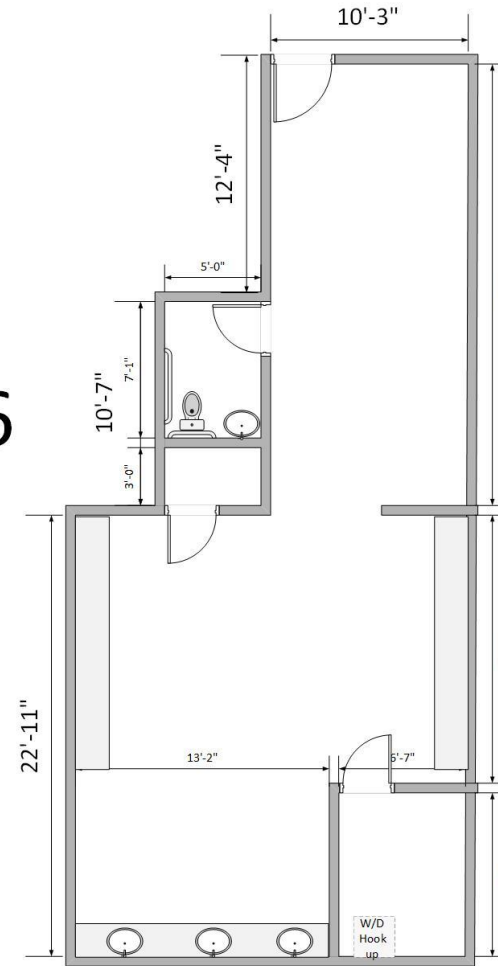


COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

SUITE 207 – FLOOR PLAN



2828 N. Main St.
Suite 207
Decatur, IL 62526



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

2828 N MAIN- DECATUR

SUITE 207 – PICTURES



2828 N MAIN- DECATUR



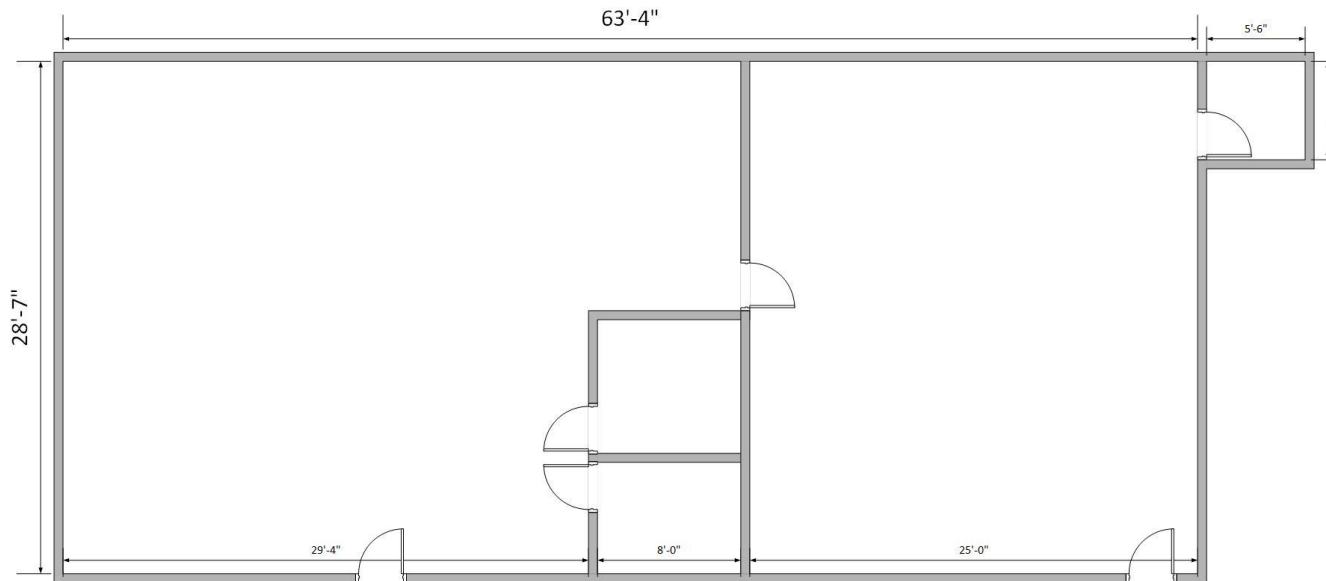
COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

SUITE 205-208 – FLOOR PLAN

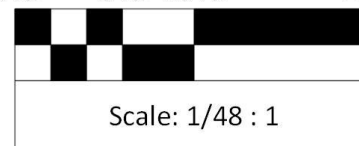
2828 N. Main St.
Suite 205/208
Decatur, IL 62526



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



0 ft. 6 ft. 10 ft. 20 ft.



2828 N MAIN- DECATUR



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

SUITE 205-208 – PICTURES



2828 N MAIN- DECATUR

AERIAL & OTHER PROPERTIES AVAILABLE



2828 N MAIN- DECATUR



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

CONTACT

AJ Thoma III, CCIM, SIOR

Executive Vice President

CBCDR

Illinois Licensed Real Estate Broker

C: 217.520.3299

O: 217.403.3425

ajt@cbcdr.com



Dana Flinn-Freeland

Executive Broker Associate

CBCDR

Illinois Licensed Real Estate Managing Broker

C: 630.544.7952

O: 217.318.3496

dana@cbcdr.com



OFFERING HIGHLIGHTS

- Central Location
- High Traffic Counts
- Multiple Spaces Available
- Pylon Signage Available