

FOR LEASE – 18,177 SF END CAP JR. BOX
T.J.MAXX & HOBBY LOBBY ANCHORED REDEVELOPMENT

3,640 SF SHOP SPACE AVAILABLE

1325 E JACKSON ST,
MACOMB, IL 61455



The
Carrington
Company

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PROPERTY SUMMARY

The Carrington Company is proud to introduce an exceptional redevelopment opportunity currently underway, anchored by T.J.Maxx and Hobby Lobby. Both retailers are poised for grand openings between fall 2024 and spring 2025 in Macomb, IL. This site benefits from its highly visible corner location along E Jackson Street, central positioning within the retail corridor Macomb plus the synergy from neighboring operators of McDonalds, Dollar Tree, and Rialto Movie Theater. Just a short distance outside of this center the prominent retailers such as Wal-Mart, Hy-Vee, ALDI, and Starbucks can be found. The property is strategically situated as part of a thriving new retail destination within Macomb market! Additional amenities of this project are the prominent pylon signage, great access, and ample parking.

AVAILABILITY

- 18,177 SF Junior Box Space (80' Frontage & 239' Depth)
- 3,640 SF Shop Space (31' Frontage & 115' Depth)

LOCATION FEATURES

- +90,000 SF former K-mart Redevelopment Anchored by T.J.Maxx and Hobby Lobby
- Located in the center of retail concentration
- Traffic Count: E Jackson St 16,300 VPD
- Adjacent tenants include McDonalds, Dollar Tree and Rialto Theater





For demonstration only, drawing not to scale.



Casey's

E JACKSON ST - 16,300 VPD

136 67

CANDY LN - 3,700 VPD

SUITE D
END CAP SHOP SPACE

- 3,640 SF
- ~31' Frontage
- End-Cap Positioning With Dual Sided Signage Opportunity

SUITE C
END CAP JR. BOX

- 18,177 SF
- ~81' Frontage
- Dedicated Truck Docks Available

Walmart

R.P. LUMBER

AutoZone

goodwill

HyVee

ALDI

FARM KING

Arby's

BUFFALO WILD WINGS

Starbucks

BURGER KING

Brown's

McDonald's

uscellular

McALISTER'S

BW Best Western

VIF CINEMAS

Hampton

DOLLAR TREE

HOBBY LOBBY

T.J. MAXX

ELEVATIONS



RETAIL / AMENITIES MAP



WESTERN ILLINOIS UNIVERSITY

7,600 STUDENTS (2022)
+600 FACULTY (2022)

67



DOLLAR GENERAL
the Y

HyVee
Arbys
FARM KING
maunices
ALDI

Walmart
BUFFALO WILD WINGS
Starbucks
verizon

DQ DUNKIN'

Walgreens

LINCOLN SCHOOL

136

16,300 VPD

Wendy's
McDonald's

KFC
CVS pharmacy
PET SUPPLIES PLUS

O'Reilly AUTO PARTS

VIP CINEMAS
DOLLAR TREE

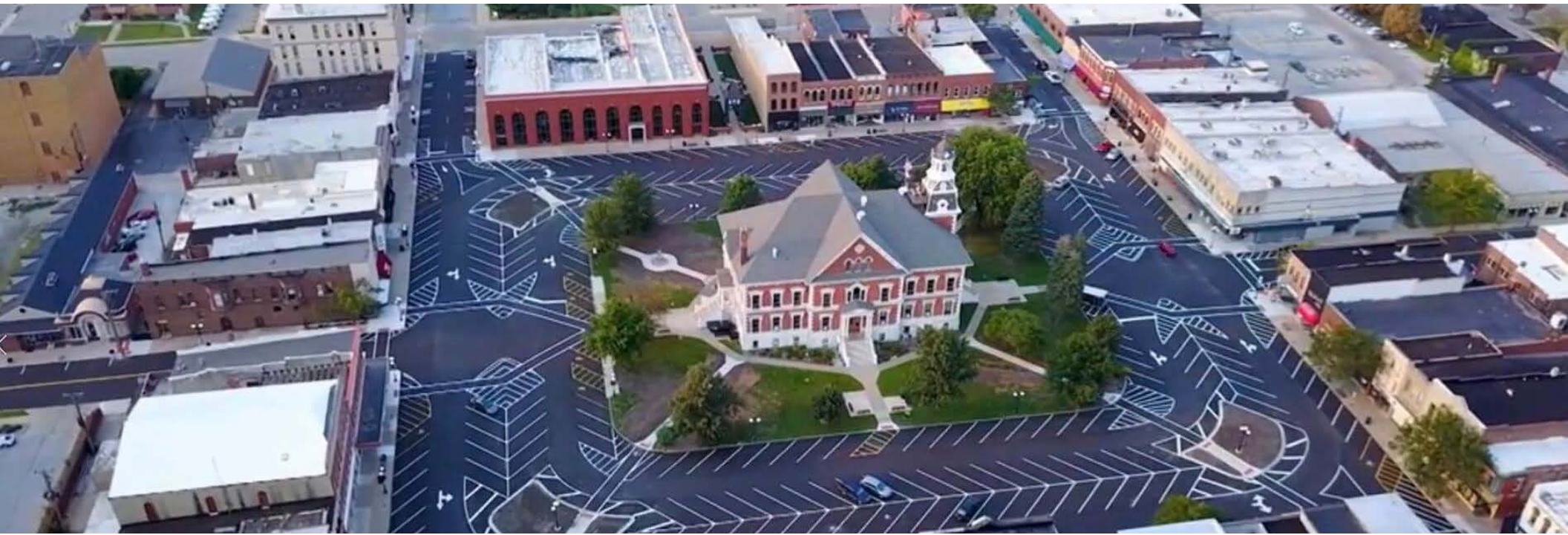
MACOMB SCHOOL SYSTEM
+2,000 STUDENTS
+150 TEACHERS
+\$17.8 MILLION MACOMB MIDDLE SCHOOL COMPLETED AUG. 2023

EDISON SCHOOL

Hampton by HILTON
BW Best Western Hotels & Resorts
AutoZone
McAlister's DELI
BURGER KING

MCDONOUGH DISTRICT HOSPITAL
-48 BEDS
-EST 2022 REVENUE OF \$187,434,879

MACOMB HIGH SCHOOL/ MIDDLE SCHOOL



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.

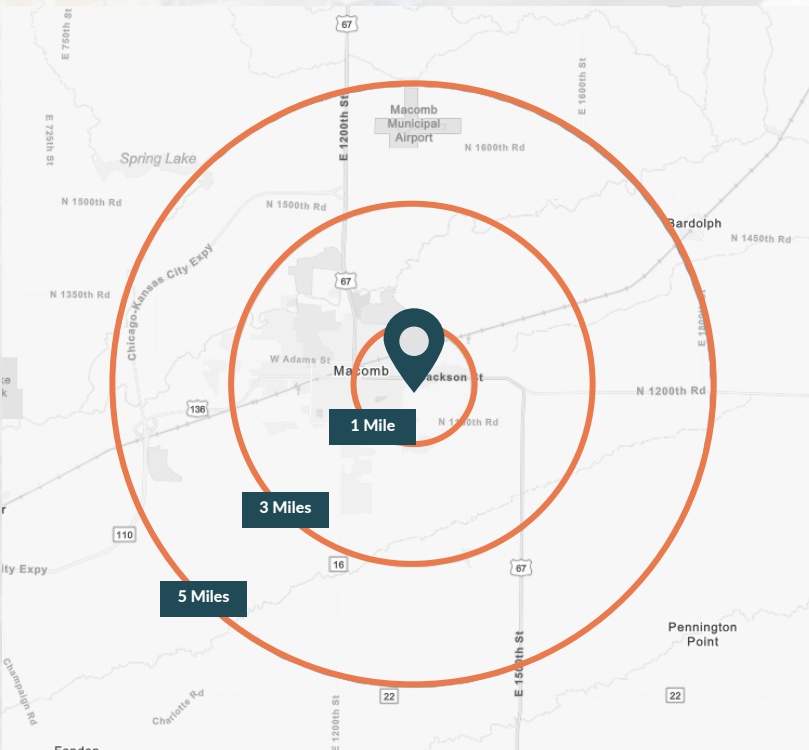
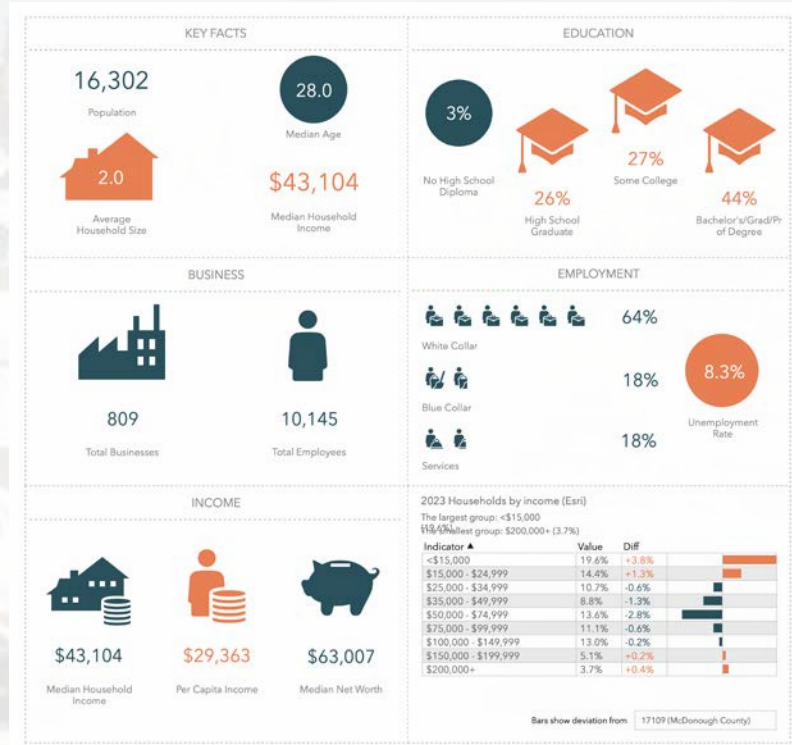
EDUCATIONAL HUB

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	1 Mile	3 Miles	5 Miles
Population	4,366	14,856	16,302
Households	2,058	6,178	6,830
Families	953	2,237	2,666
Average Household Size	2.05	2.02	2.04
Owner Occupied Housing Units	1,401	3,431	3,979
Renter Occupied Housing Units	657	2,747	2,851
Median Age	42.5	26.5	28.0
Median Household Income	\$48,587	\$39,076	\$43,104
Average Household Income	\$70,836	\$66,292	\$69,146



2028 SUMMARY	1 Mile	3 Miles	5 Miles
Population	4,117	14,295	15,664
Households	1,957	5,954	6,579
Families	902	2,138	2,549
Average Household Size	2.03	2.00	2.02
Owner Occupied Housing Units	1,352	3,385	3,917
Renter Occupied Housing Units	605	2,569	2,663
Median Age	43.2	26.7	28.2
Median Household Income	\$51,900	\$43,652	\$48,740
Average Household Income	\$78,140	\$73,305	\$76,558



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