

# 2499 N. Monroe Street

Decatur, IL 62526

**MAIN  
PLACE**  
REAL ESTATE



## OFFERING SUMMARY

Sale Price:	\$135,000
Lease Rate:	\$14/psf NNN
1st Floor SF:	2,050 SF
Lot Size:	0.30 Acres
Parking Spots:	11
Price / SF:	\$95.12
Property Taxes:	\$11,622.56/yr
Assessed FMV:	\$340,929.
Year Built:	1971
Zoning:	B-1 (commercial)

## PROPERTY OVERVIEW

Available For Sale or Lease and Seller Financing Available - 2,050-square-foot single story Class B medical office building with full basement level perfect for storage or additional office space. Situated on approximately 0.30 acres fee simple. According to the property card, the building was constructed in 1971 and renovated in the last 10 years. Located across from the Decatur Memorial Hospital campus on a corner lot at a signalized intersection (Monroe & McKinley) with easy access to a plethora of amenities and five minutes from Downtown Decatur. High traffic neighborhood intersection with over 8,700 VPD. The city of Decatur has a vibrant healthcare market providing an attractive community for tenants and/or owner user.



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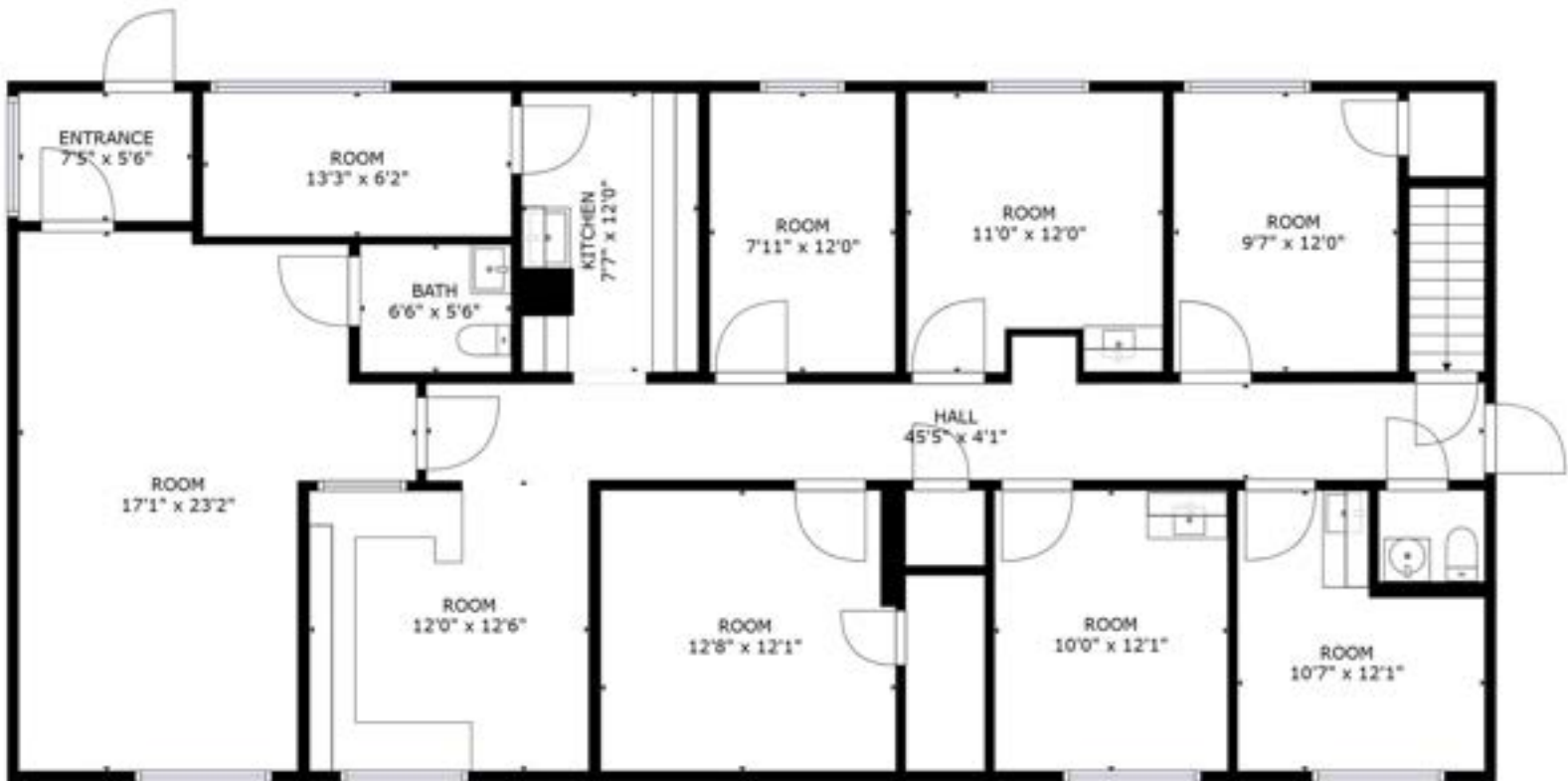


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FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 5835 sq. ft.  
TOTAL: 1835 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



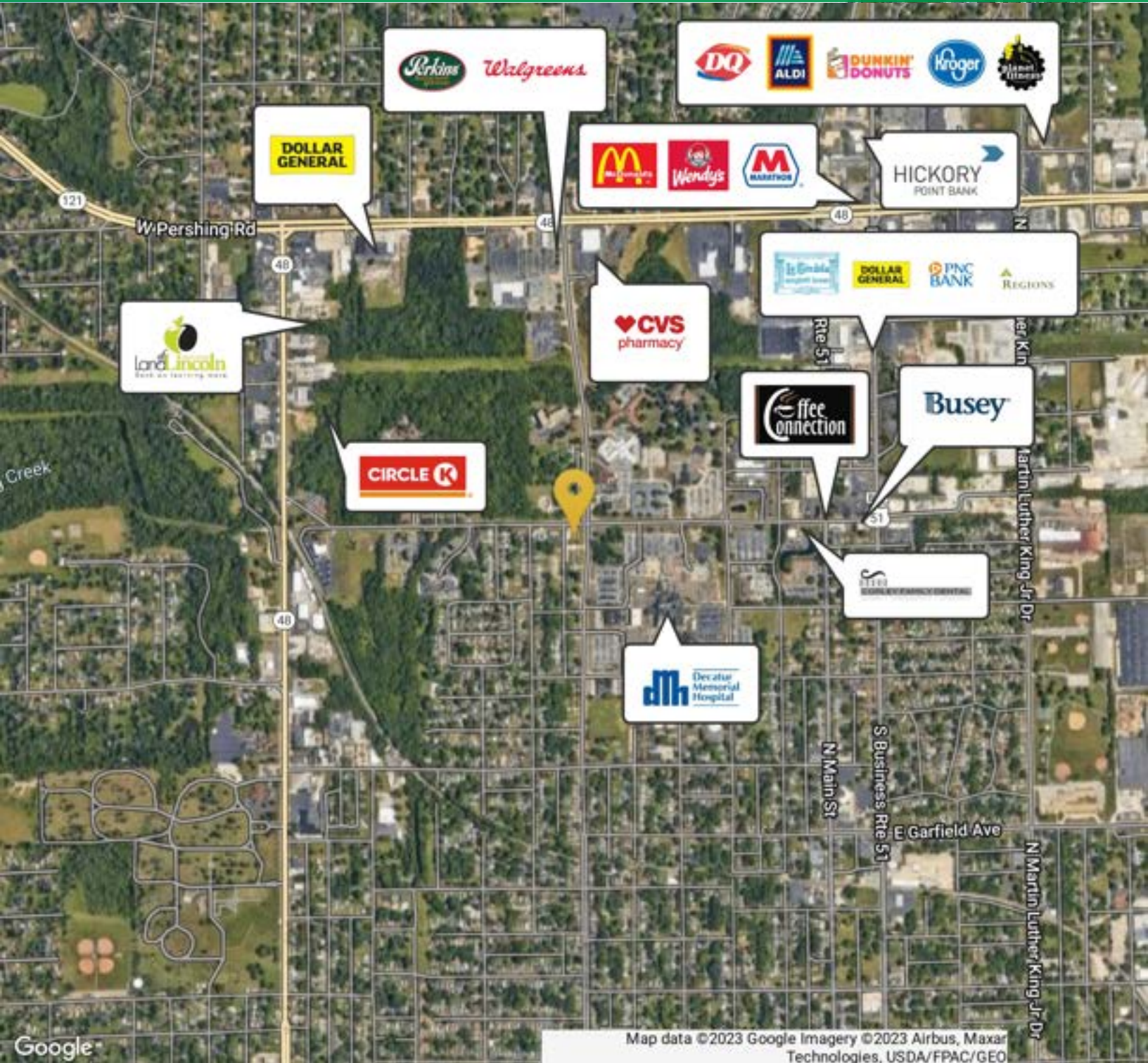
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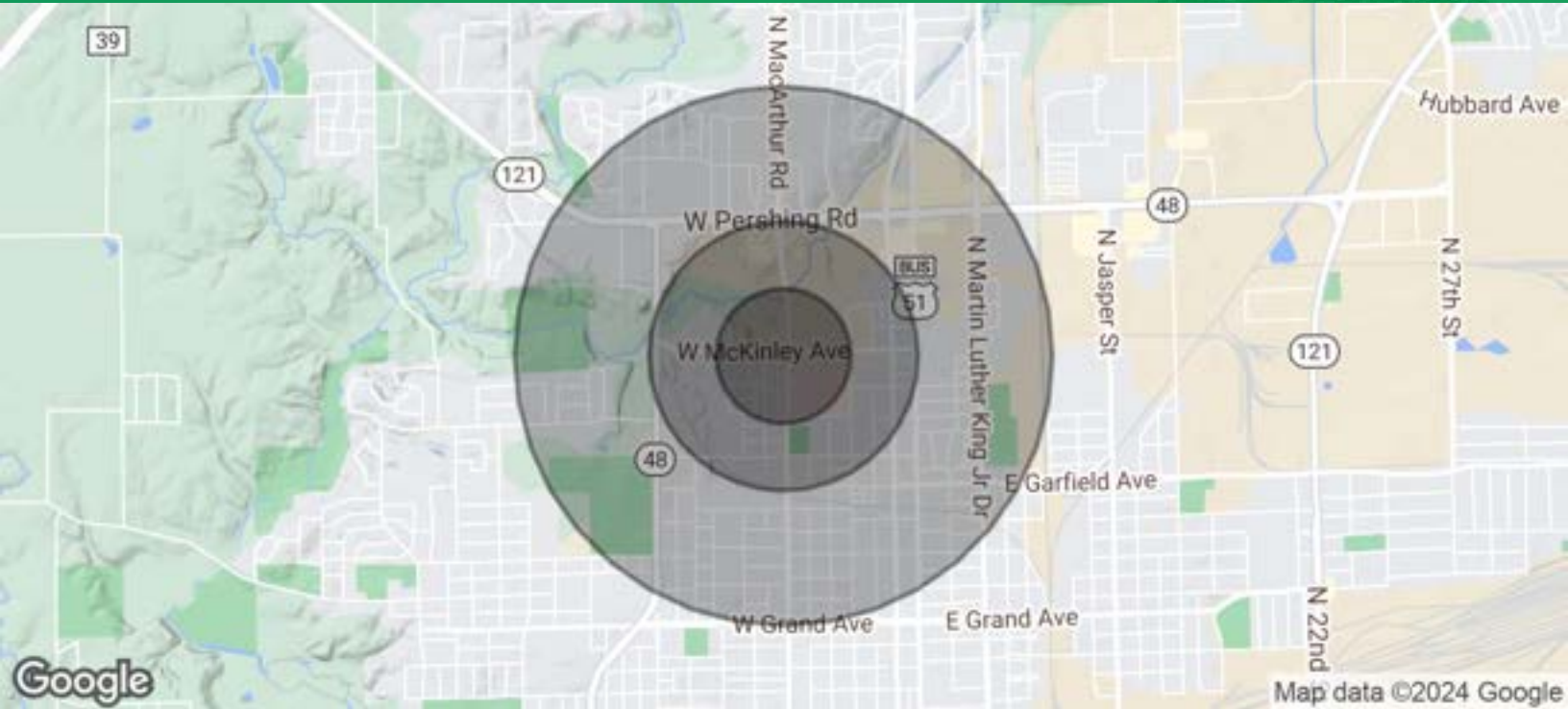


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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	483	2,058	7,928
Average Age	53.2	52.9	44.2
Average Age (Male)	43.6	43.8	42.4
Average Age (Female)	56.8	56.6	45.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	304	1,268	4,471
# Of Persons Per HH	1.6	1.6	1.8
Average HH Income	\$42,177	\$40,858	\$40,341
Average House Value	\$236,655	\$251,430	\$163,145

2020 American Community Survey (ACS)



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