



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## RETAIL SPACE FOR LEASE

\$8.00 / SF / Gross

FOR LEASE



### 1343 N. ROUTE 48,

Decatur, IL 62526

7,200 SF

RETAIL

#### LEASE PRICE

\$8.00 / SF

#### LEASE TYPE

Gross

#### TAX PIN

04-12-09-284-014

#### YEAR BUILT

1967

#### AVAILABLE SF

7,200 SF

#### BUILDING SF

17,568 SF

#### ZONING

B2 - Commercial

### PROPERTY DESCRIPTION

The building consist of 17,568 SF and was originally constructed in 1967 and since been split into two tenant spaces. Currently there is 7,200 SF available for lease. The space is currently set up for wide open retail with mechanical and restroom bank in the middle of the space (See Floor Plan). The Landlord is prepared to renovate the space for a well qualified tenant.

### AREA DESCRIPTION

The building is located on the Northwest corner of IL Rt. 48 (N. Oakland Ave/N. Fairview Ave) (11,700 VPD) and W. Grand Ave (8,100 VPD) in west Decatur. The property is surrounded by retailers such as Walgreens, U Top Beauty Supply, Save A Lot Grocery, Harvest Market Fuel Station and Autozone as well as residential neighborhoods, Akorn Pharmaceuticals, MacArthur High School, and just north of Milikin University.



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**COLDWELL BANKER COMMERCIAL  
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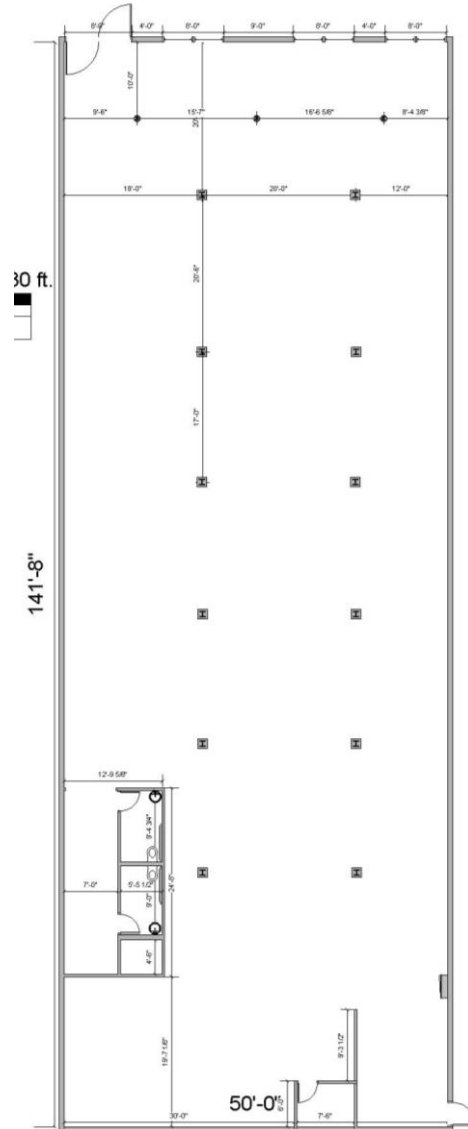
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### FLOOR PLAN

**1343 N. Rt. 48  
Decatur, IL 62526**



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### RETAIL AERIAL



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