

FOR LEASE - WELL-POSITIONED K-MART REDEVELOPMENT

95,000 SF AVAILABLE - DIVISIBLE

1325 E JACKSON
MACOMB, IL 61455



The
Carrington
Company

GARRET JACOBS
707.444.7716 | office
209.401.9450 | mobile
garret@thecarrco.com

PROPERTY SUMMARY

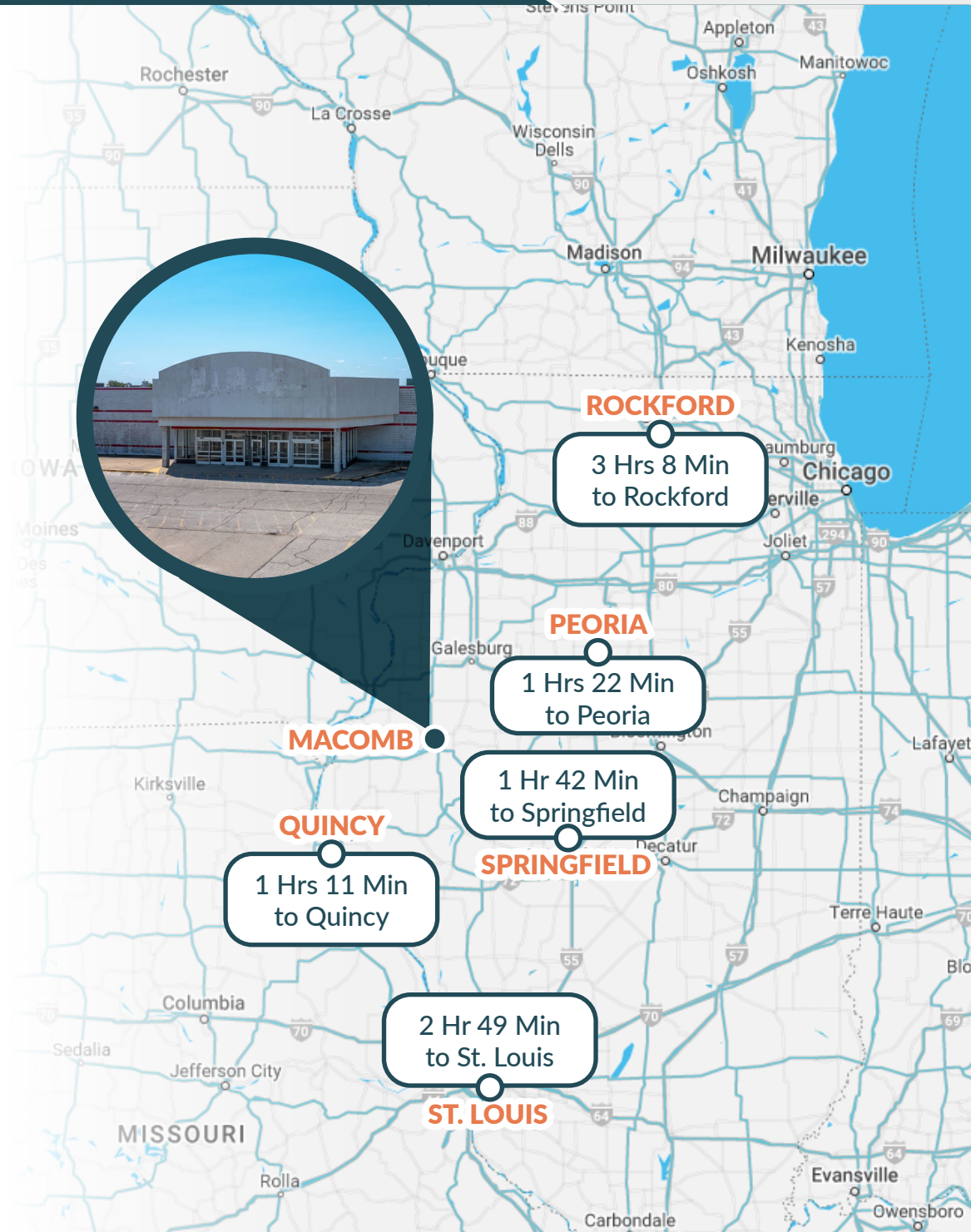
The Carrington Company is proud to present the redevelopment opportunity of the +/- 95,000 square foot former K-Mart in Macomb, Illinois. This site benefits from central positioning within the retail corridor Macomb plus the synergy from neighboring operators of McDonalds, Dollar Tree, and Rialto Movie Theater. Just a short distance outside of this center the prominent retailers such as Wal-Mart, Hy-Vee, ALDI, and Starbucks can be found. This former K-Mart benefits from 410' of frontage with an easily divisible depth of 239'; additional amenities of this project are the prominent pylon signage, strong visibility, and the ability to provide dedicated loading for each tenant. This redevelopment is currently slated for a +3 tenant line-up and shows promise to be the thriving new retail destination within Macomb market!

AVAILABILITY

- Total available square footage: 95,000
- Jr boxes ranging from 20,000 to 55,000 SF
- 6,000-9,500 SF Uses considered
- 7.33 Acres

LOCATION FEATURES

- +/- 95,000 SF Former Kmart Property
- Located in the center of retail concentration
- Parking ratio of 4.6 stalls per 1,000 SF
- 410' of frontage & 239' depth
- Dedicated loading dock and compactor pad opportunities
- Adjacent tenants include Rialto Theater and Dollar Tree
- Pylon signage available
- Traffic Count: E Jackson St 16,300 VPD



SITE PLAN



For demonstration only, drawing not to scale.



Casey's
E JACKSON ST - 16,300 VPD

CANDY LN - 3,700 VPD

136

Walmart

R.P. LUMBER

AutoZone

goodwill

HyVee

ALDI

FARM KING

Arby's

BUFFALO WILD WINGS

Starbucks

BURGER KING

Brown's SHOE FIT CO.

McDonald's

uscellular

McALISTER'S DELI

BW Best Western Hotels & Resorts

VIP CINEMAS

Hampton by Hilton

DOLLAR TREE

SITE

- 95,000 sf available
- 410 feet of frontage

RETAIL / AMENITIES MAP





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.

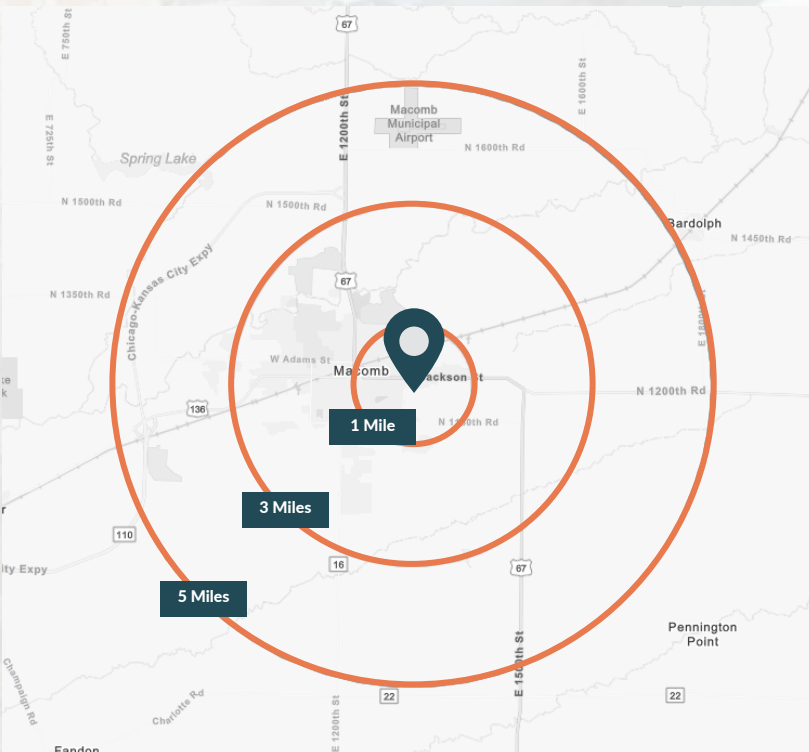
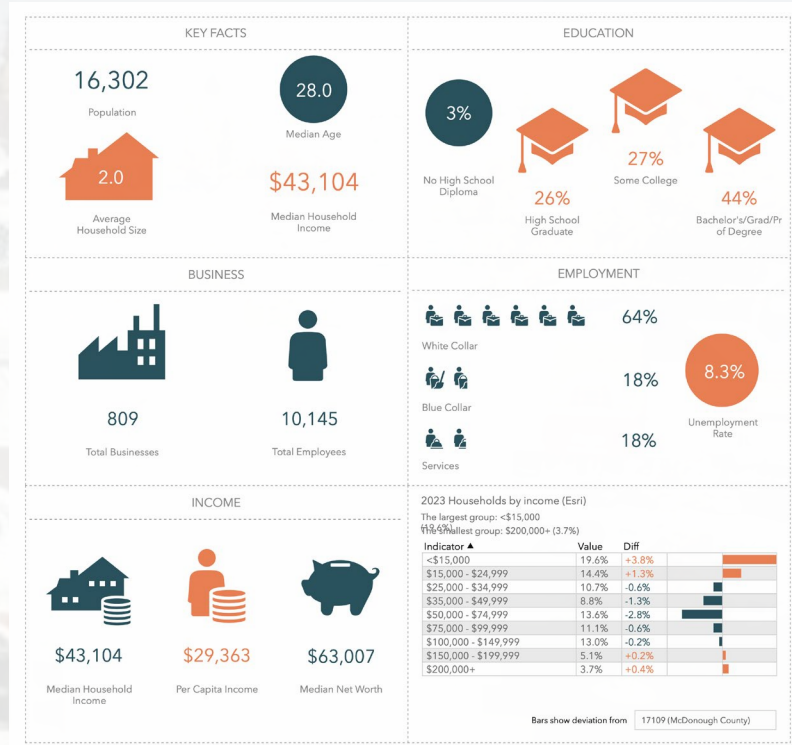
EDUCATIONAL HUB

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

The
Carrington
Company

PO Box 1328
Eureka, California 95502
707.445.9601
www.thcarrco.com

GARRET JACOBS

707.444.7716 | office
209.401.9450 | mobile
garret@thecarrco.com