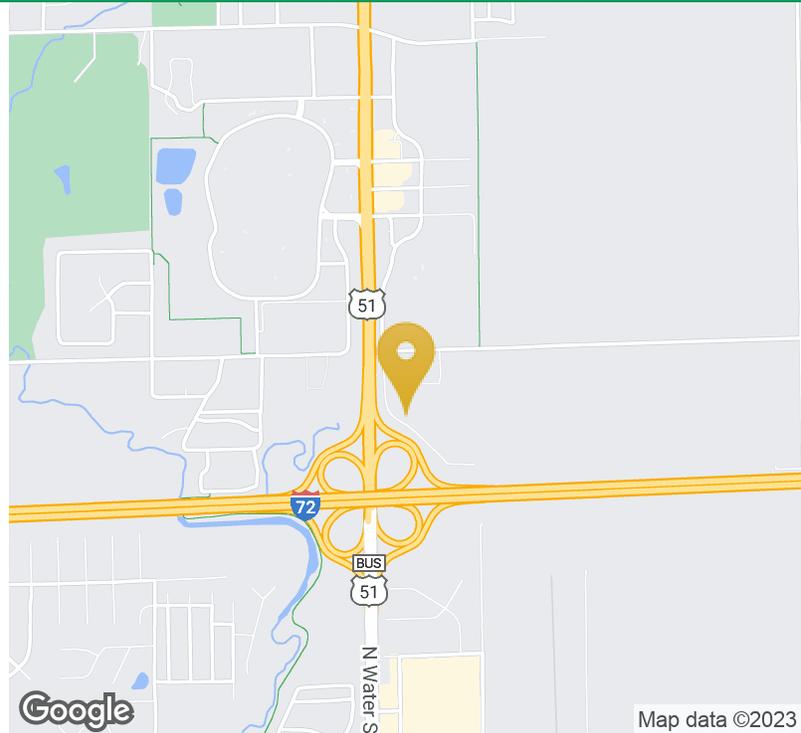


5130 Hickory Point Frontage

Decatur, IL 62526



OFFERING SUMMARY

Lease Rate:	\$325.00 - 1,350.00 per month (Gross; Full Service)
Available SF:	169 - 950 SF
Lot Size:	43,560 SF
Year Built:	1960
Zoning:	O-1

PROPERTY OVERVIEW

Are you tired of working from home? Or having to meet potential clients at the local coffee shop? Here's a great opportunity to have your very own private office suite! Join other professionals in leasing an office suite in the Hickory Point Professional Building. Refreshed and remodeled executive office suites range in size and price. Size ranges are 169 to 950 square feet. Lease rates from \$255 to \$1,450 per month. Perfect for a single user or a small team. Included with the lease is secure access to building, parking, and basic utilities. You're only responsibility is internet/phone. Presentation/Board rooms are also available upon a per use basis. This is a fabulous opportunity for remote workers needing private workspace or a traveling salesman/saleswoman. Great location in Forsyth/Decatur area with close proximity to I-72.

Contact brokers for all inquiries, in-person, and virtual tour requests.



Zane Peterson

Managing Broker, CCIM
217.422.3335
zane@mainplace.us

5130 Hickory Point Frontage

Decatur, IL 62526



LEASE INFORMATION

Lease Type:	Gross; Full Service	Lease Term:	Negotiable
Total Space:	169 - 950 SF	Lease Rate:	\$325.00 - \$1,350.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 213	Available	950 SF	Gross	\$1,350 per month	-
Suite 102	Available	330 SF	Gross	\$350 per month	-
Unit 1 Downstairs	Available	169 SF	Gross	\$325 per month	-
Unit 5 Downstairs	Available	200 SF	Gross	\$350 per month	-
Unit 100	Available	548 SF	Full Service	\$650 per month	-
Suite #103	Available	550 SF	Full Service	\$700 per month	-



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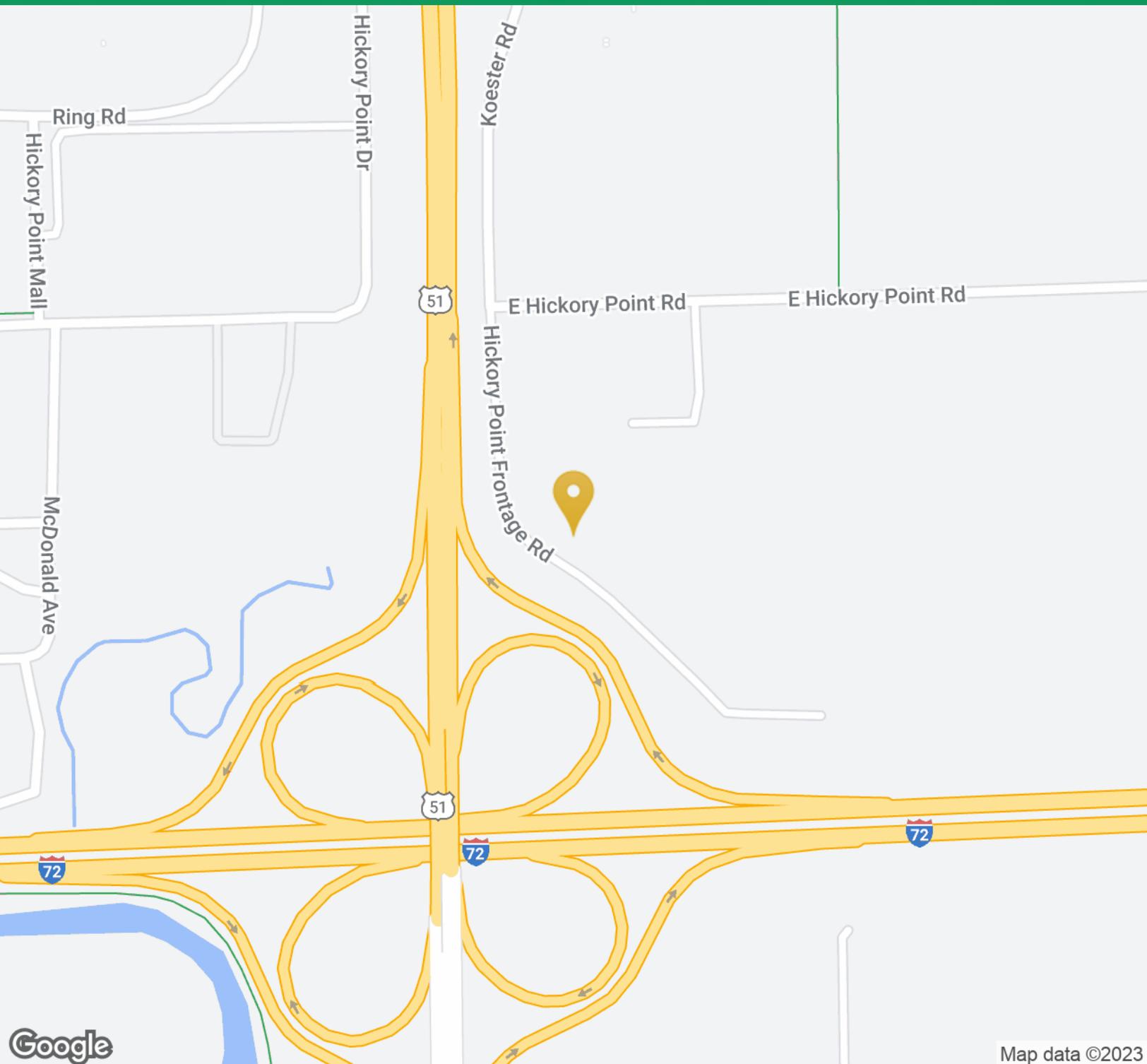
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**MAIN
PLACE**
REAL ESTATE

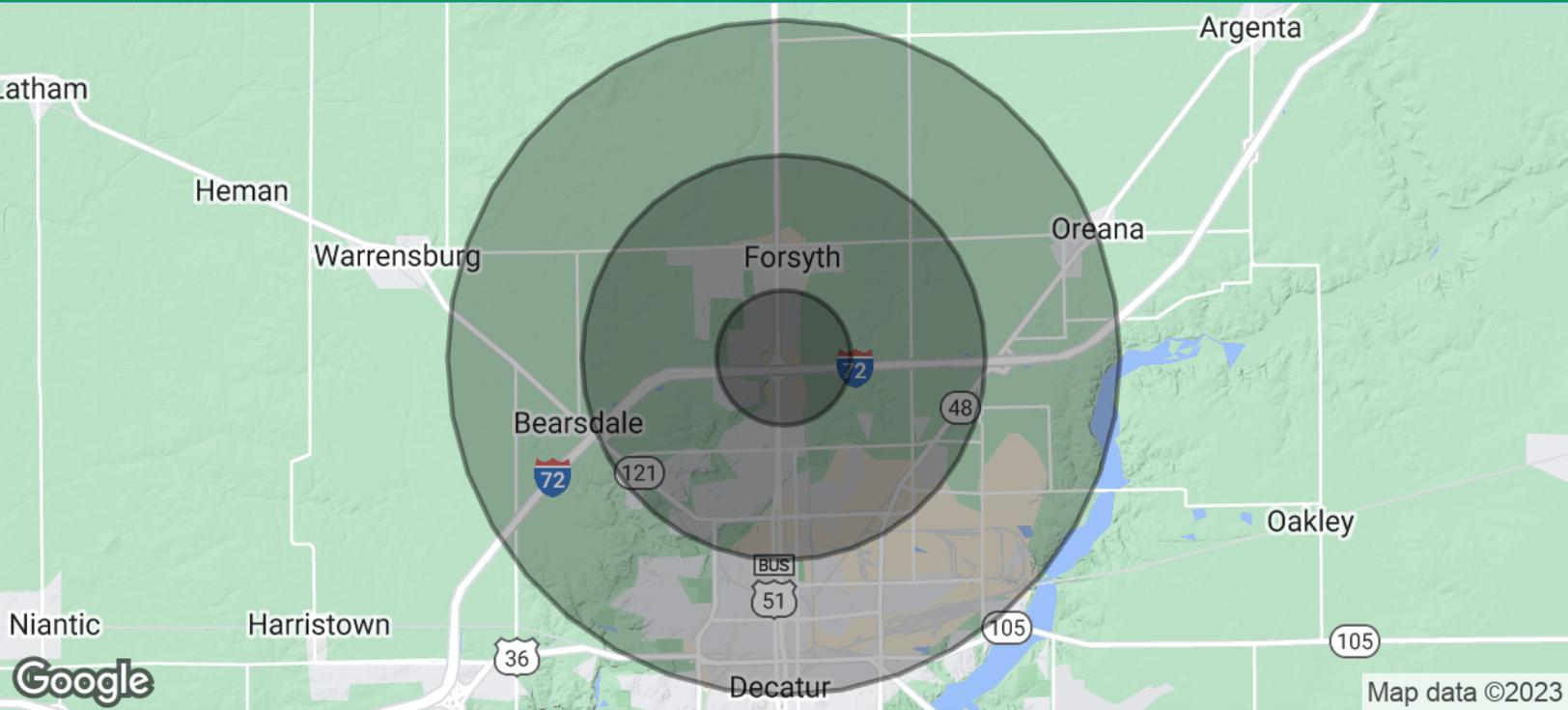


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,480	17,572	39,416
Average Age	38.2	43.1	41.3
Average Age (Male)	37.0	40.7	39.8
Average Age (Female)	39.5	45.4	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,016	8,478	20,389
# Of Persons Per HH	2.4	2.1	1.9
Average HH Income	\$76,885	\$61,511	\$48,569
Average House Value	\$414,109	\$151,305	\$130,867

* Demographic data derived from 2020 ACS - US Census



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