

2064 N WOODFORD ST

DECATUR, ILLINOIS 62526

**SUBLEASE
OPPORTUNITY**

PROPERTY HIGHLIGHTS

- +/- 32,000 SF Building (Vacant)
- 4,000 SF Office, 28,000 SF Warehouse
- +/- 2.61 Acres
- M-2 Zoning
- Parcel ID: 04-12-01-352-008
- (6) Drive-In Doors
- 18' Ceiling Height
- \$6.52/SF NNN with 4% Annual Increases in February, NNN are \$0.66/SF
- Sublease opportunity through 1/31/28

 4.2 Miles to I-72

 4.9 Miles to Decatur Airport

DEMOGRAPHIC SNAPSHOT (2024)



POPULATION

1 Mile	4,150
3 Mile	48,328
5 Mile	74,685



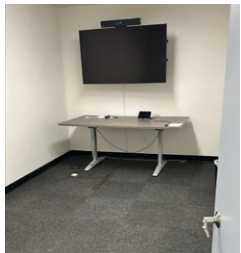
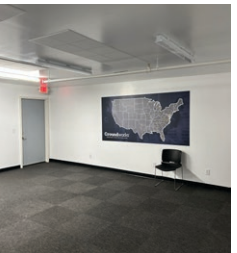
AVG HH INCOME

1 Mile	\$44,578
3 Mile	\$60,933
5 Mile	\$76,171



HOUSEHOLDS

1 Mile	1,854
3 Mile	21,393
5 Mile	33,246



CONTACT INFORMATION

WHITNEY FREEBURN

whitney@flowerscapitalholdings.com
(704) 201-0140

FLOWERS
CAPITAL HOLDINGS