

FOR LEASE

334 West Main St.  
Decatur, IL 62522



7,800 SF OFFICE/RETAIL SPACE

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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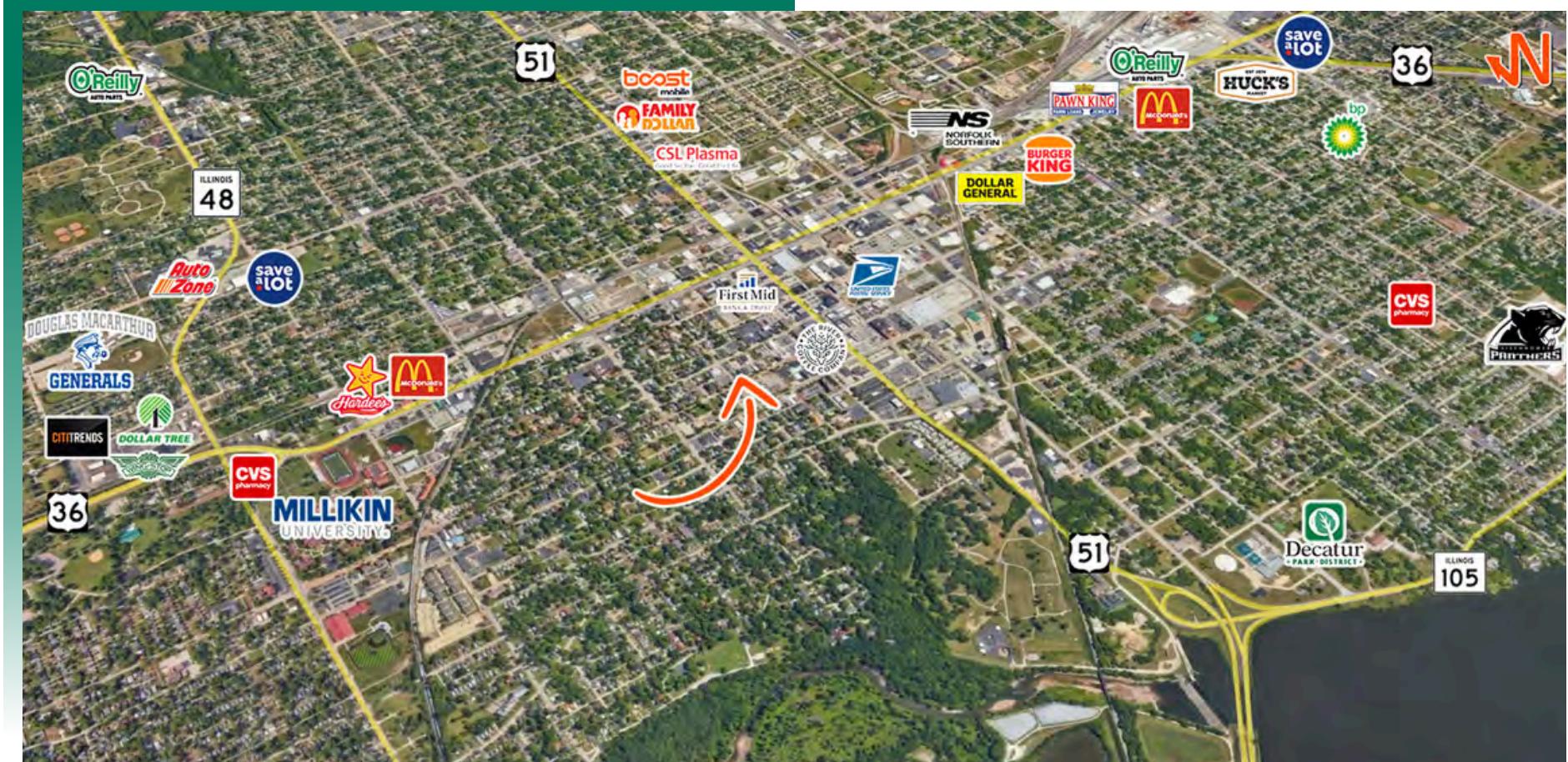
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# AREA MAP

334 West Main St., Decatur, IL 62522



## LOCATION OVERVIEW

The property is situated on West Main Street in downtown Decatur, positioning it within the city's primary commercial corridor. Decatur serves as the county seat of Macon County and hosts several major employers, including Archer Daniels Midland Company headquarters, providing economic stability to the region. The downtown area has experienced renewed development activity in recent years, with municipal and private investment focused on revitalization efforts. The property's location offers high visibility, pedestrian traffic, and proximity to Millikin University, which contributes to local economic activity and potential commercial tenant demand. Transportation access includes public transit routes and major roadway connections, while the walkable downtown environment supports retail and service businesses. The ongoing downtown improvement initiatives suggest positive momentum for commercial real estate values and leasing activity.

# PROPERTY PHOTOS

334 West Main St., Decatur, IL 62522

## SPACE OUTLINE



## PROPERTY INFORMATION

- 7,800 square feet of main-level retail/office space
- Additional 6,000 square feet of basement area formerly configured for laboratory use.

Property infrastructure includes 32 parking spaces on a 0.55-acre lot, handicap accessibility, security systems, and utility capacity suitable for various commercial applications.

## REAR PARKING



**LEASE RATE: \$9.00/SF**

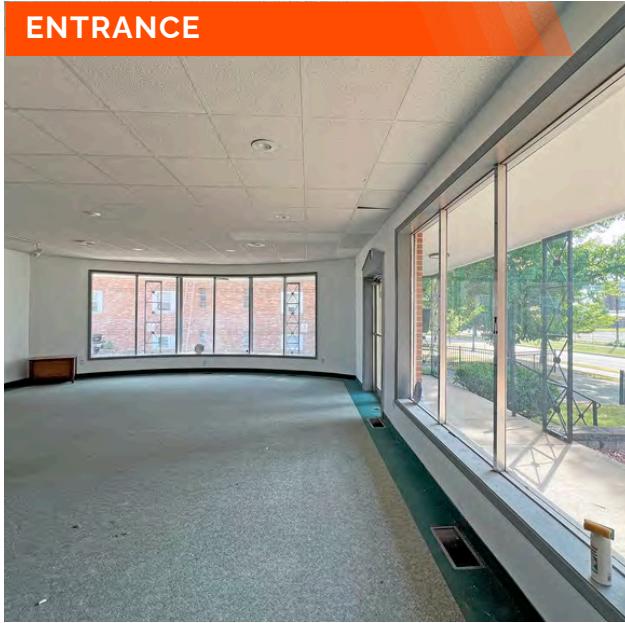
# PROPERTY PHOTOS

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ENTRANCE



ENTRANCE



OPEN AREA



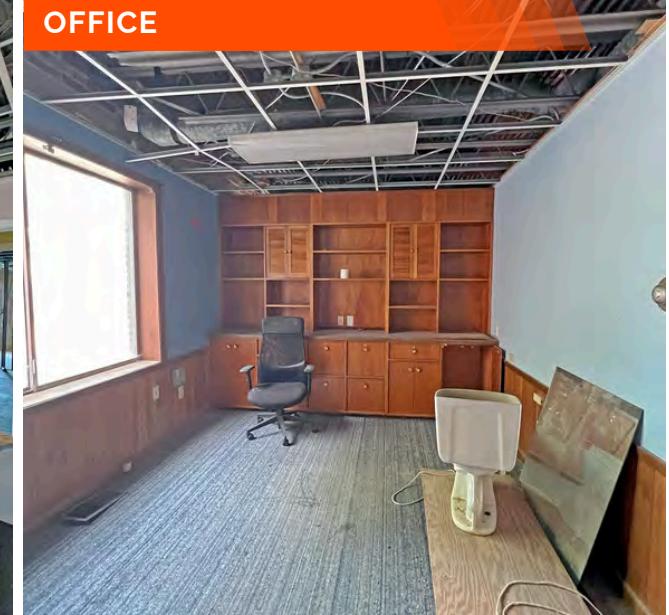
HALLWAY



RECEPTION



OFFICE



# PROPERTY PHOTOS

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BASEMENT



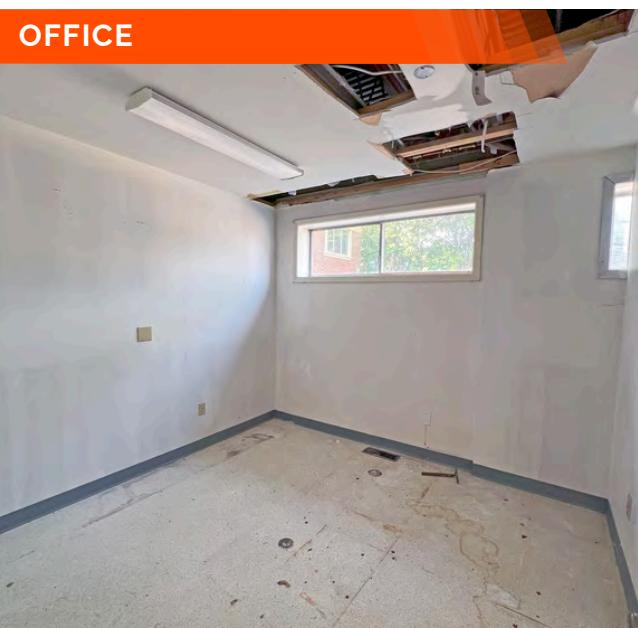
BASEMENT



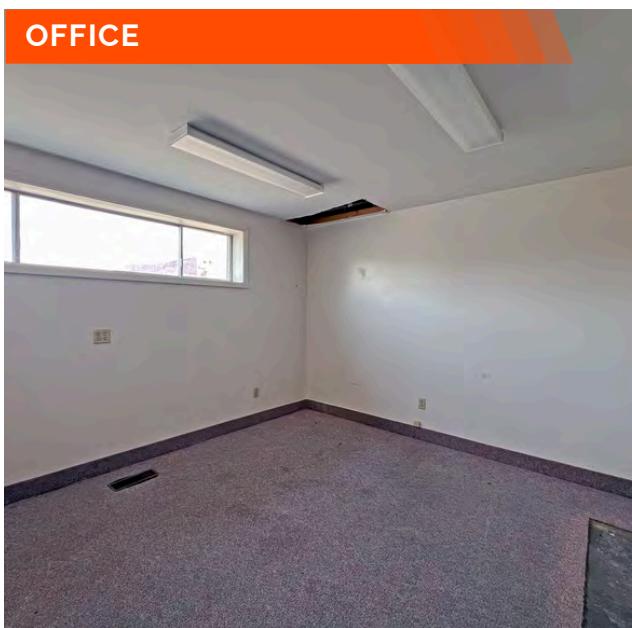
STORAGE



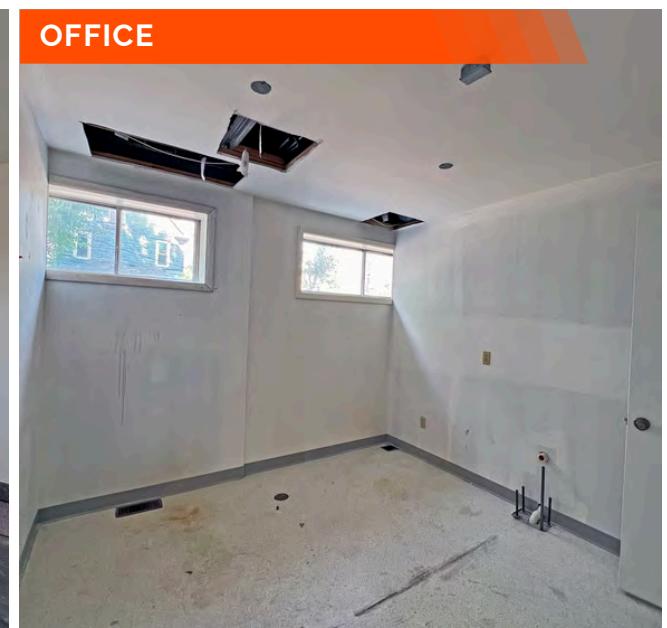
OFFICE



OFFICE



OFFICE



# OFFICE/RETAIL PROPERTY SUMMARY

334 WEST MAIN STREET

**LISTING #** 3148

## LOCATION DETAILS:

Parcel # 14,500  
County: IL - Macon  
Zoning: Commercial Business



## PROPERTY OVERVIEW:

Building SF: 14,500  
Vacant SF: 7,800  
Min Divisible SF: 7,800  
Max Contig SF: 7,800  
Office SF: 7,800  
Retail SF: 7,800  
Signage: Yes  
Lot Size: 0.55 Acres  
Frontage: 152  
Depth: 157  
Parking Spaces: 32  
Parking Surface Type: Asphalt

## LEASE INFORMATION:

Lease Rate: \$9.00  
Lease Type: Modified Gross

## FINANCIAL INFORMATION:

Taxes: \$14,298.00  
Tax Year: 2024

## DEMOGRAPHICS:

Traffic Count: 2,050

## PROPERTY DESCRIPTION:

This mixed-use property represents a value-add investment opportunity combining stabilized residential income with significant commercial upside potential. The residential component consists of 8 fully renovated apartment units generating \$8,800 in monthly rental income. These units feature modern amenities including granite countertops, luxury vinyl plank flooring, and stainless steel appliances. Roof was completely replaced 10 years ago and preventative patching within the last two years. 2 new HVAC units and all units are inspected and tested every 6 months. All electrical and plumbing on second floor has been updated. The commercial component includes 7,800 square feet of main-level retail/office space and an additional 6,000 square feet of basement area formerly configured for laboratory use. The commercial space is currently vacant and available for lease at market rates of approximately \$9 per square foot, representing potential additional monthly income of \$5,850. Property infrastructure includes 32 parking spaces on a 0.55-acre lot, handicap accessibility, security systems, and utility capacity suitable for various commercial applications. Current monthly operating expenses total \$3,491, including taxes (\$1,192), insurance (\$500), utilities (\$1,500), and maintenance (\$300).

## STRUCTURAL DATA:

Year Built: 1963  
Renovated: 2022  
Building Class: B  
Ceilings: 10' - 12'  
Construction Type: Brick, Mixed

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