

FOR LEASE – WALMART SHADOW CENTER

4,060 SF ANCHOR SPACE

1710 E JACKSON
MACOMB, IL 61455



The
Carrington
Company

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PROPERTY SUMMARY

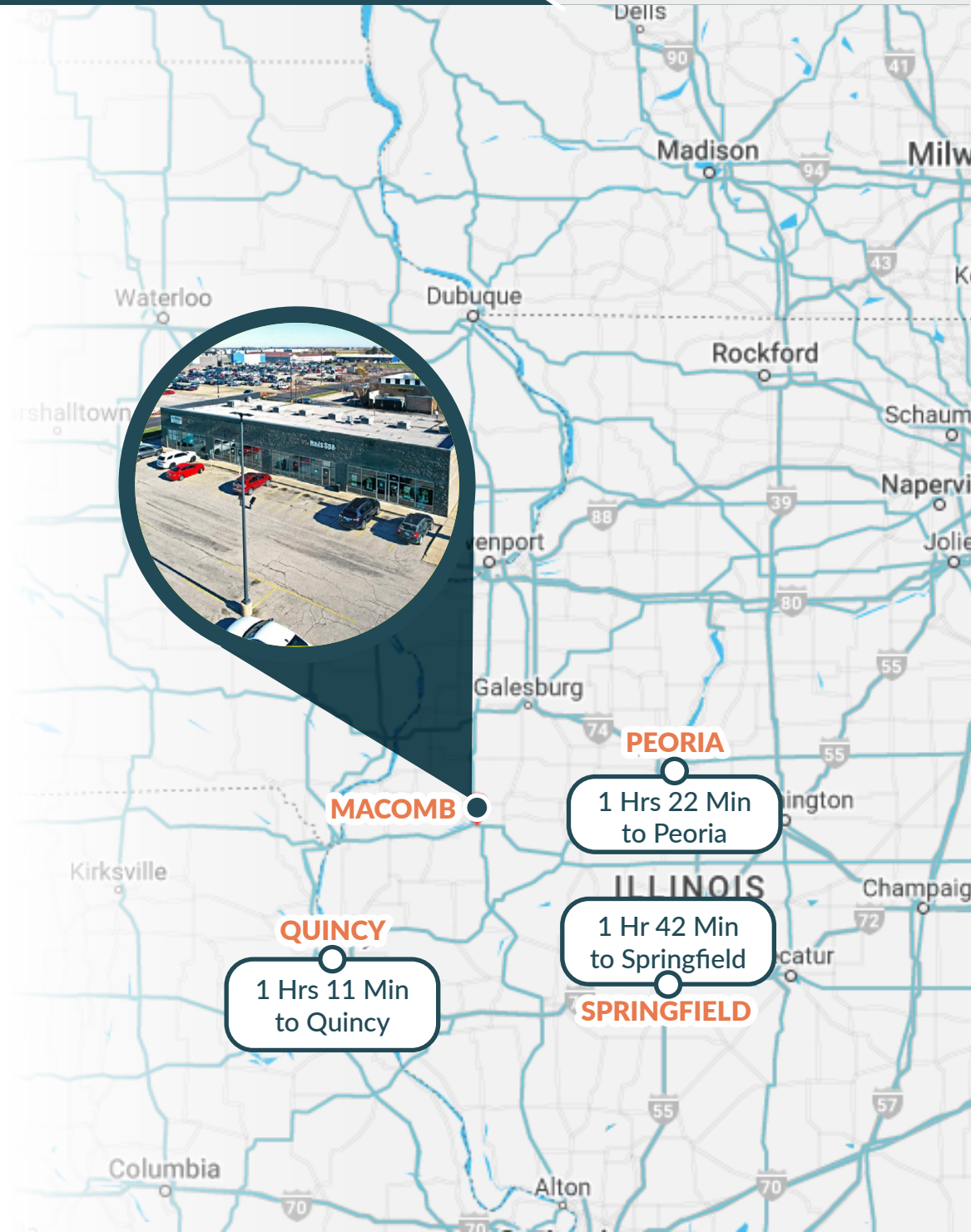
The property is strategically located directly in front of Wal-Mart Supercenter (2.1M visits in last 12 months). Situated on the highly trafficked E Jackson St, the primary East/West arterials in the city of Macomb with $\pm 16,300$ vehicles per day. This property offers outstanding visibility, ample parking, and pylon signage. The property is close in proximity to destination retailers including Walmart Supercenter, Hy-Vee, Aldi, Farm King, and RP Lumber, which service the entire county. Additional major, national retailers that have selected this location for their regional store include Starbucks, Verizon, US Cellular, Arby's, Burger King, Buffalo Wild Wings, AutoZone, O'Reilly Auto Parts, and Dollar Tree.

AVAILABILITY

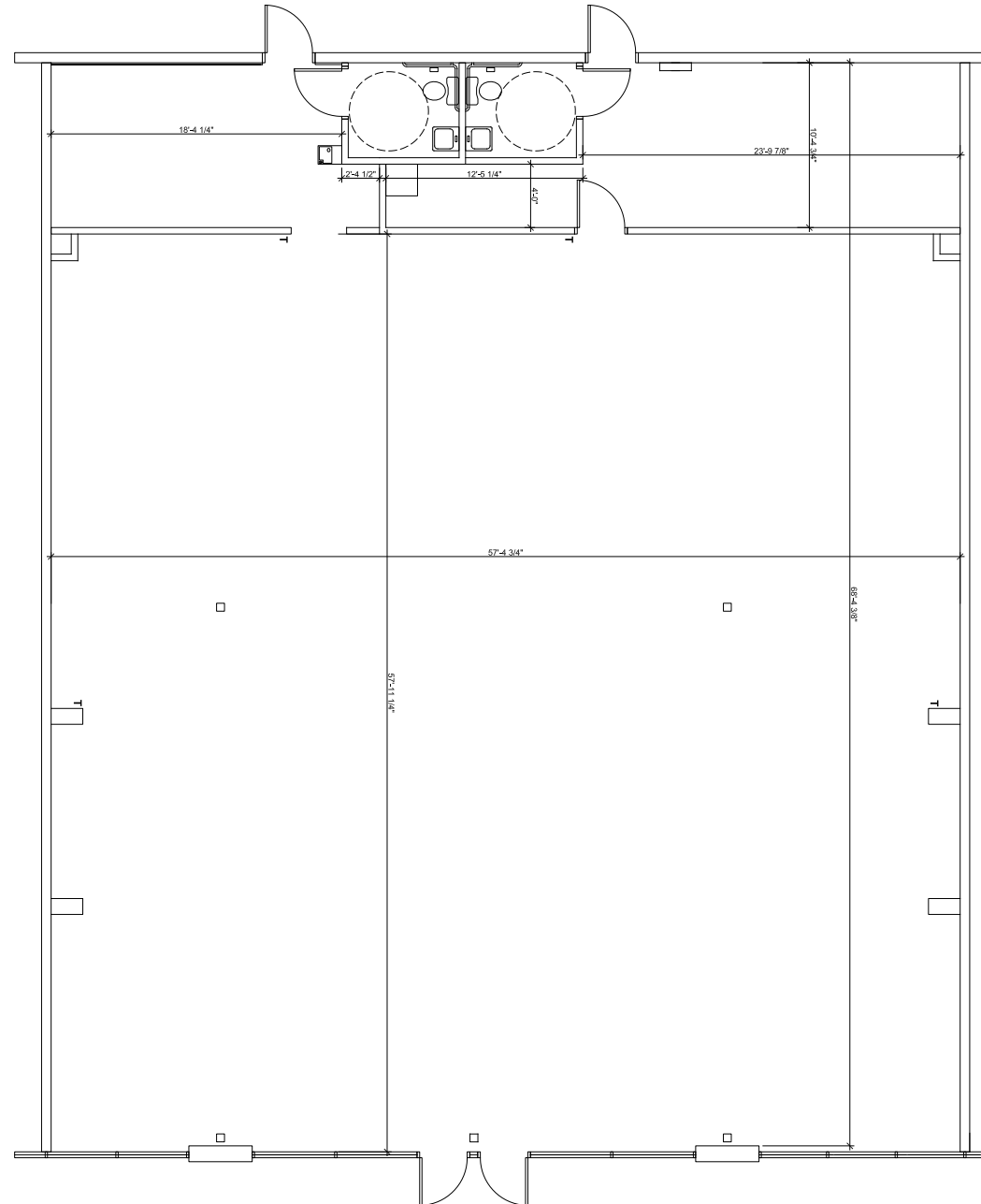
- Anchor Space - 4,060 SF

LOCATION FEATURES

- Wal-Mart Shadow Center
- Located in the center of retail concentration
- Adjacent tenants include Wal-Mart, Buffalo Wild Wings, Starbucks, Verizon and Great Clips
- Pylon signage available
- Traffic Count: E Jackson St 16,300 VPD



SPACE PLAN



4,060 SF Anchor Space

The Carrington Company





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

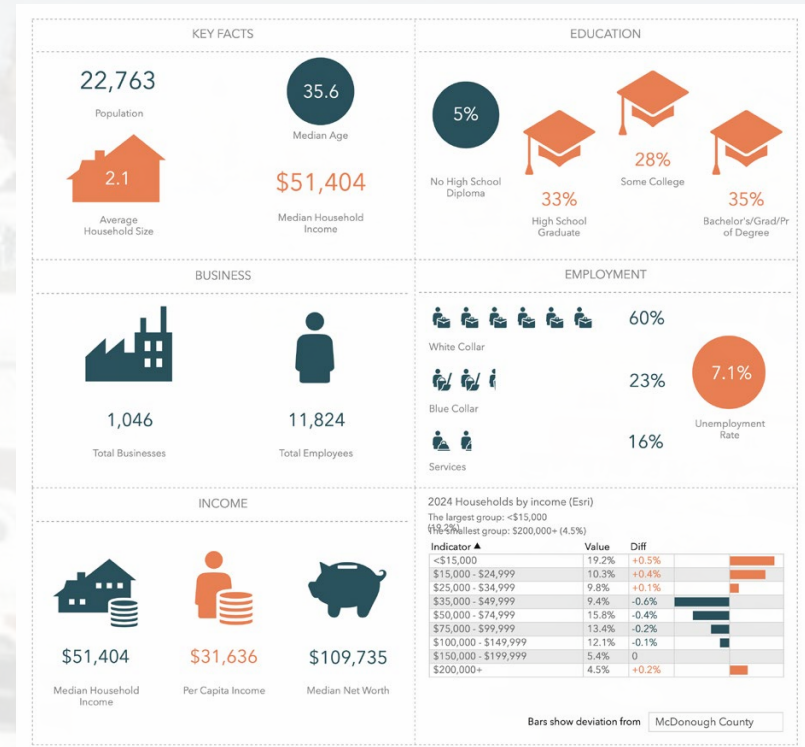
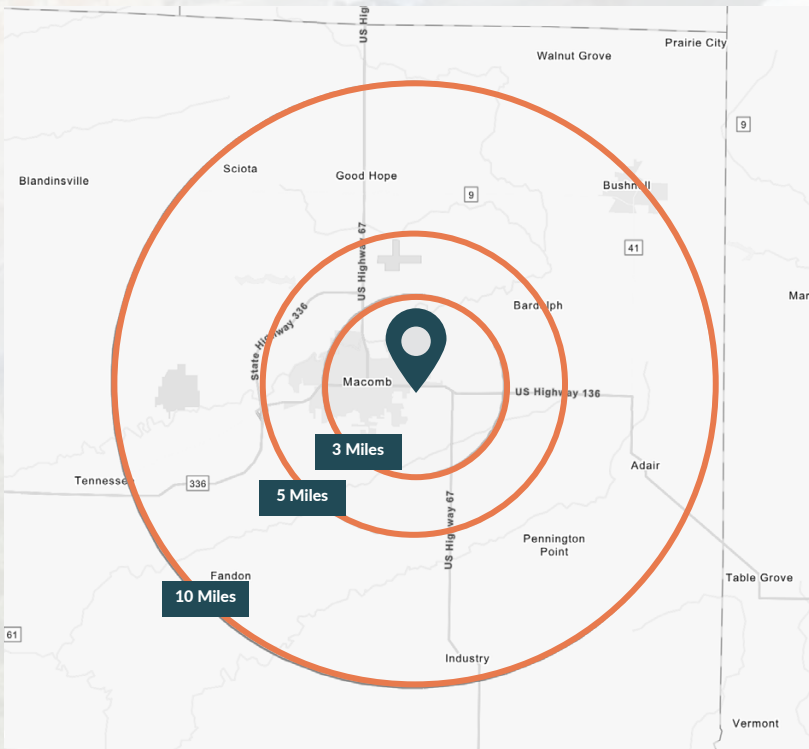
Nature enthusiasts will find Macomb an excellent base for outdoor adventures. The town's proximity to beautiful parks, hiking trails, and recreational areas offers ample opportunities for hiking, biking, picnicking, and more. The local parks and green spaces provide a serene escape from the hustle and 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

2024 SUMMARY	3 Miles	5 Miles	10 Miles
Population	14,287	16,217	22,763
Households	6,053	6,927	9,822
Families	2,610	3,166	4,959
Average Household Size	1.97	2.00	2.07
Owner Occupied Housing Units	2,961	3,682	6,022
Renter Occupied Housing Units	3,091	3,245	3,800
Median Age	29.6	31.3	35.6
Median Household Income	\$38,719	\$44,047	\$51,404
Average Household Income	\$64,950	\$69,591	\$72,711



2029 SUMMARY	3 Miles	5 Miles	10 Miles
Population	13,787	15,630	22,003
Households	5,958	6,823	9,700
Families	2,538	3,084	4,852
Average Household Size	1.91	1.94	2.02
Owner Occupied Housing Units	3,027	3,754	6,128
Renter Occupied Housing Units	2,932	3,068	3,572
Median Age	30.3	32.2	36.7
Median Household Income	\$43,957	\$50,730	\$57,822
Average Household Income	\$72,825	\$78,307	\$82,889



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