

FOR LEASE – FORMER QSR BUILDING OR GROUND LEASE

2,450 SF BUILDING / 0.79 ACRE LOT AVAILABLE

1435 E JACKSON ST,
MACOMB, IL 61455



The
Carrington
Company

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PROPERTY SUMMARY

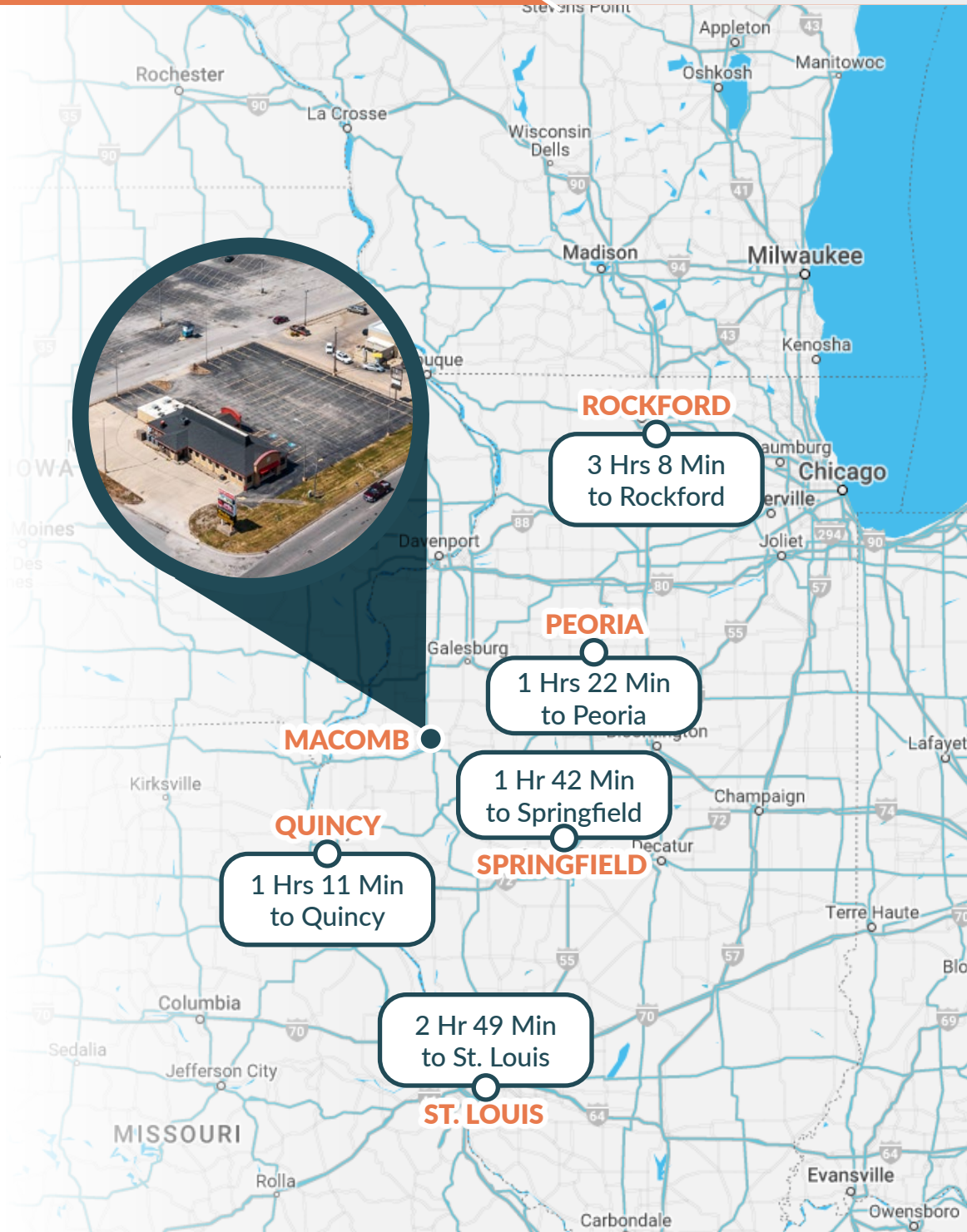
The Carrington Company is proud to present the 0.79 Acre pad site opportunity available for ground lease, build-to-suit, or backfill/ redevelopment of 2,450 SF building in Macomb, IL. The property is strategically situated as an outparcel to the new retail destination currently underway, anchored by T.J.Maxx and Hobby Lobby. Both retailers are poised for grand openings between fall 2024 and spring 2025 in Macomb, IL. This site benefits from its highly visible corner location with 200' of frontage along E Jackson Street, 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. Additional amenities of this project are the prominent pylon signage, great access, and ample parking.

AVAILABILITY

- .79 Acres Pad Site
- Existing 2,450 SF QSR building
- Ground Lease or Redevelopment
- Strong potential for QSR w/ Drive-Thru, Retail, or Automotive use

LOCATION FEATURES

- Individual Pylon Signage Available
- Located in the center of retail concentration
- 200' of frontage along E Jackson Street, Macomb's main thoroughfare
- 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

136

CANDY LN - 3,700 VPD

SITE

- .79 Acres Pad Site
- Existing 2,450 SF QSR building
- 200' of frontage

Walmart

R.P. LUMBER

AutoZone

goodwill

HyVee
EMPLOYEE OWNED

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

Hampton
by HILTON

VIP CINEMAS

DOLLAR TREE

T.J. Maxx

HOBBY LOBBY

CO-TENANCY ELEVATIONS



RETAIL / AMENITIES MAP



WESTERN ILLINOIS UNIVERSITY

7,600 STUDENTS (2022)
+600 FACULTY (2022)

67

DOLLAR GENERAL
the Y

HyVee
Arbys
FARM KING
maunices
ALDI

Walmart
BUFFALO WILD WINGS
Starbucks
verizon

DQ DUNKIN'

LINCOLN SCHOOL

Walgreens

136 16,300 VPD

Wendys
McDonald's

KFC
CVS pharmacy
PET SUPPLIES PLUS

O'Reilly AUTO PARTS

MACOMB SCHOOL SYSTEM
+2,000 STUDENTS
+150 TEACHERS
+\$17.8 MILLION MACOMB MIDDLE SCHOOL COMPLETED AUG. 2023

HOBBY LOBBY
T.J. maxx
McDonald's VIP CINEMAS
DOLLAR TREE

EDISON SCHOOL

Hampton by HILTON
BW Best Western Hotels & Resorts
AutoZone
McALISTER'S DELI
BURGER KING

MACOMB HIGH SCHOOL/
MIDDLE SCHOOL

MCDONOUGH DISTRICT HOSPITAL
-48 BEDS
-EST 2022 REVENUE OF \$187,434,879





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.

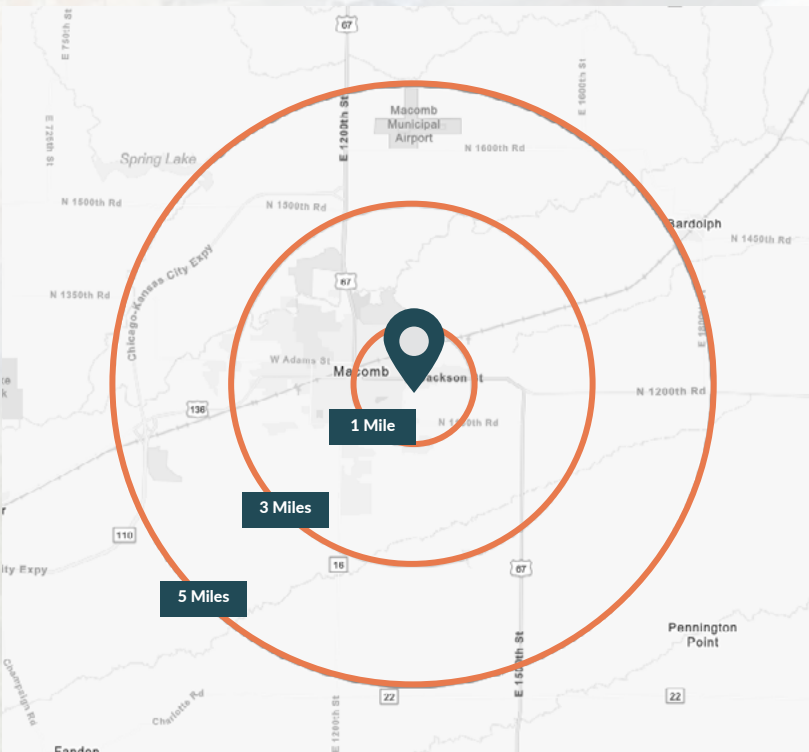
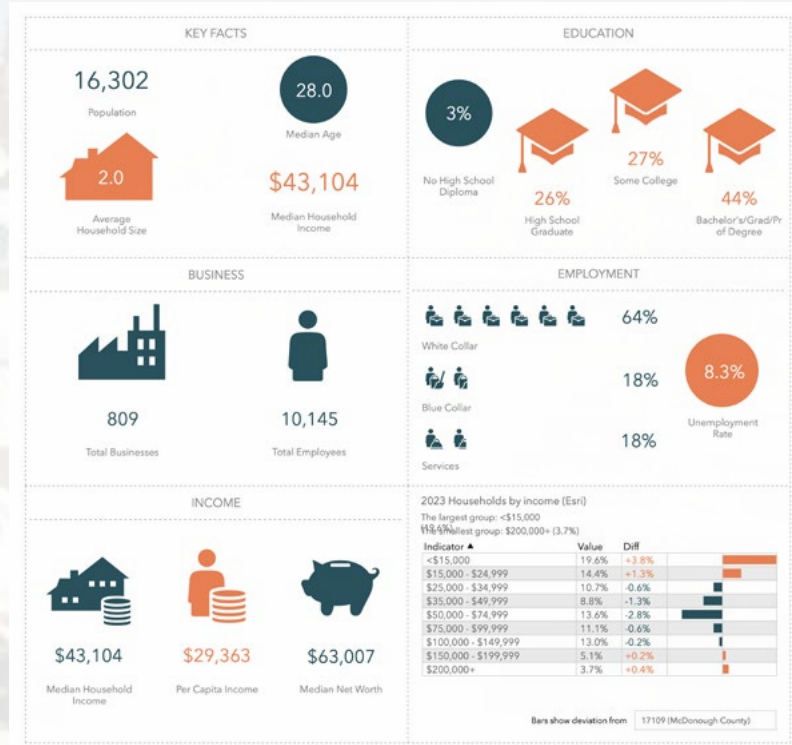
EDUCATIONAL HUB

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



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