

2828 N MAIN- DECATUR



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**2828 N. Main St.
Decatur, IL 62526**

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for Lease this multi-tenant retail/office building located in Decatur IL.

The building was originally constructed in 1976 and is home to several retail and office tenants. The second floor suites are serviced by an elevator. Currently there are 4 vacancies in the building; Suite 102, Suite 200, Suite 204, and Suite 205/208.

Suite 102 (1,400 SF): This 1,400 SF space is on the ground floor of the property and was formally occupied by a yoga studio. The front of the space is wide-open and there is one large conference room/office, store room, and 2 restrooms.

Suite 200 (4,500 SF): This 4,500 SF space is located on the 2nd Floor and is right off the elevator. This space is currently set up with 5 private offices, 2 large conference rooms, large training room, male/female restrooms as well as approx. 1,500 SF of unfinished/unheated storage space.

Suite 207 (800 SF): This 800 SF space is located on the 2nd floor and is currently built out as a hair salon that is currently set up with 4 stations and 3 wash bowls. There is one restroom in the suite and washer/dryer hookups in the rear.

Suite 205/208 (1,900 SF): This 1,900 SF space is also located on the 2nd floor and was last occupied by a dance team. Currently, the wooden floor is raised and the space is divided into 3 rooms; 840 SF open room, 710 SF room, and one office. Tenant will have access to a common area restroom.

PROPERTY INFORMATION

Address	2828 N Main St. Decatur, IL 62526
Lease Price	Suite 102: \$16.00/SF Mod Gross (\$1867/Mo) Suite 200: \$10.00/SF Mod Gross (\$3,750/Mo) Suite 207: \$12.00/SF Mod Gross (\$800/Mo) Suite 205/208: \$6.00/SF Mod Gross (\$950/Mo)
Available Space	Suite 102: 1,400 SF Suite 200: 4,500 SF Suite 207: 800 SF Suite 205/208: 1,900 SF
Building Total	11,431 SF
Zoning	B2 – Commercial
Year Built	1976
Parking	Plenty

The property is located just south of the prime retail shopping district of Main/Water/Bus Us 51 & Pershing Ave. Main/Bus US 51 South is a one way street through Decatur, heading south from Bloomington IL to south-central IL. The area features traffic counts of over 42,000 cars per day and many national, regional, and local tenants. Decatur is conveniently located 123 miles from St. Louis (northeast via I-55/IL-48) 177 miles from Chicago (south via I-57 or I-55), 155 miles from Indianapolis (west via I-72/I-74), 45 miles from Champaign (west via I-72), 46 miles from Bloomington (south via US 51) & 44 miles from Springfield (east via I-72).

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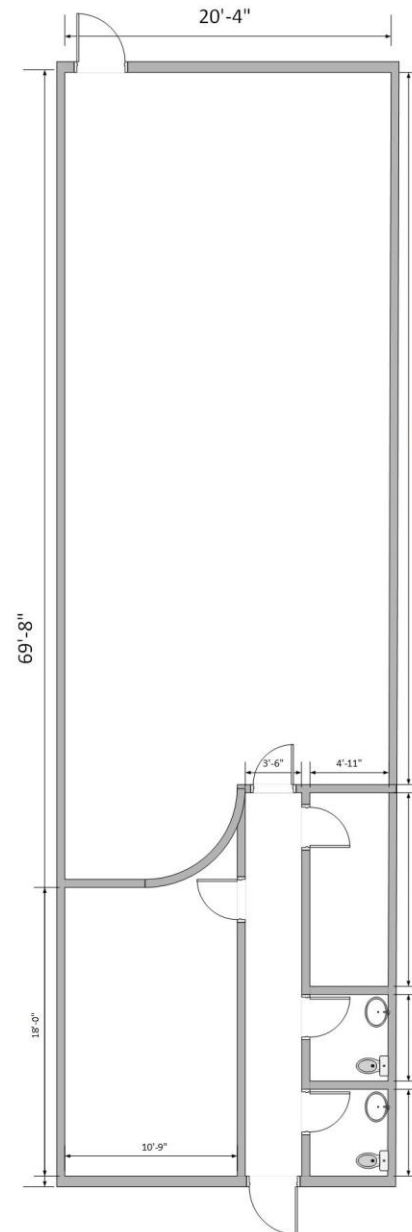
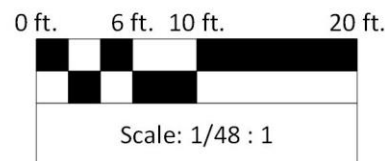
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SUITE 102 – FLOOR PLAN



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Suite 102
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SUITE 102 – PICTURES



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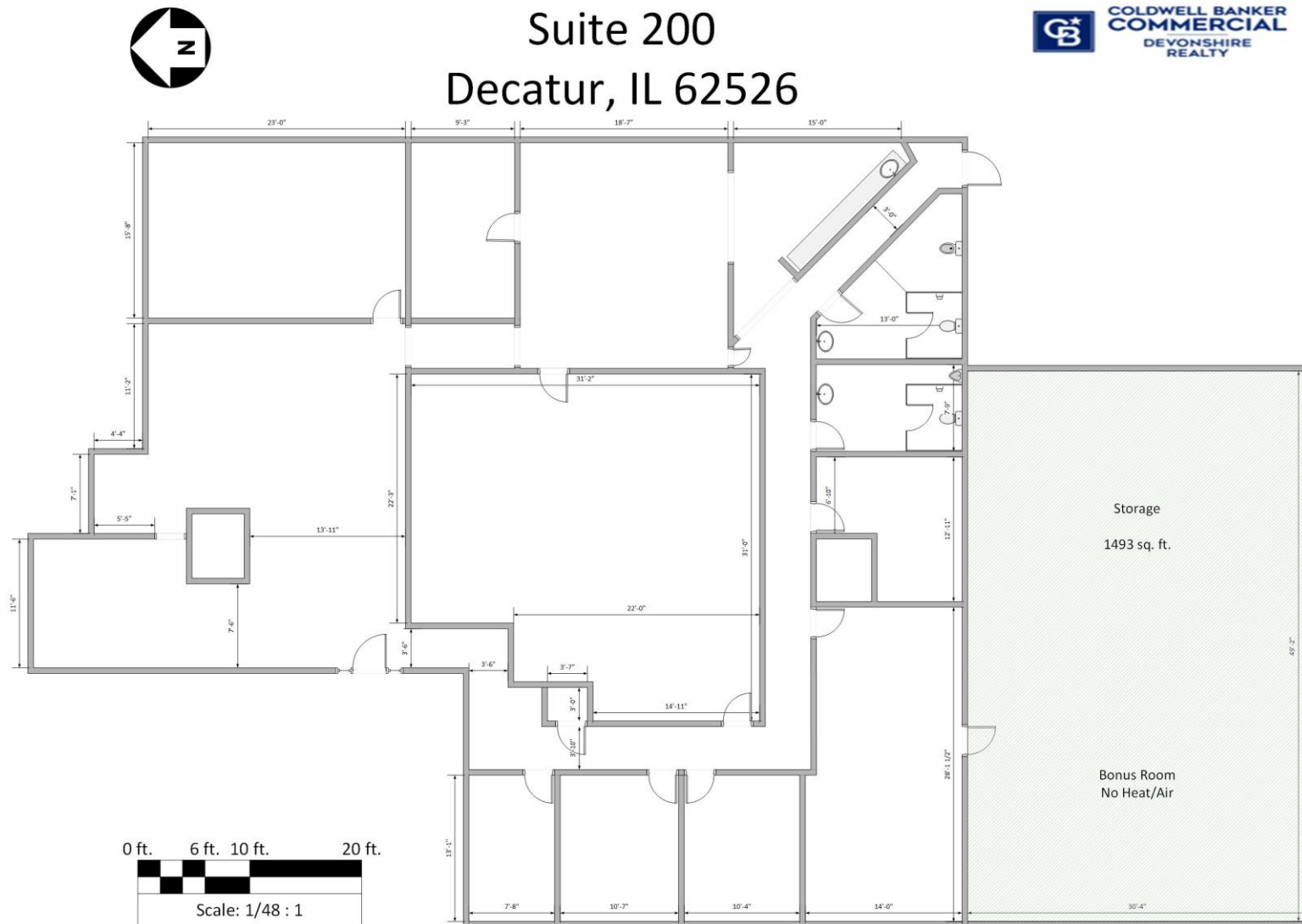
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SUITE 200 – FLOOR PLAN

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SUITE 200 – PICTURES

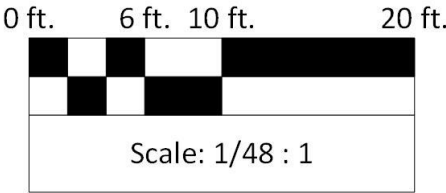
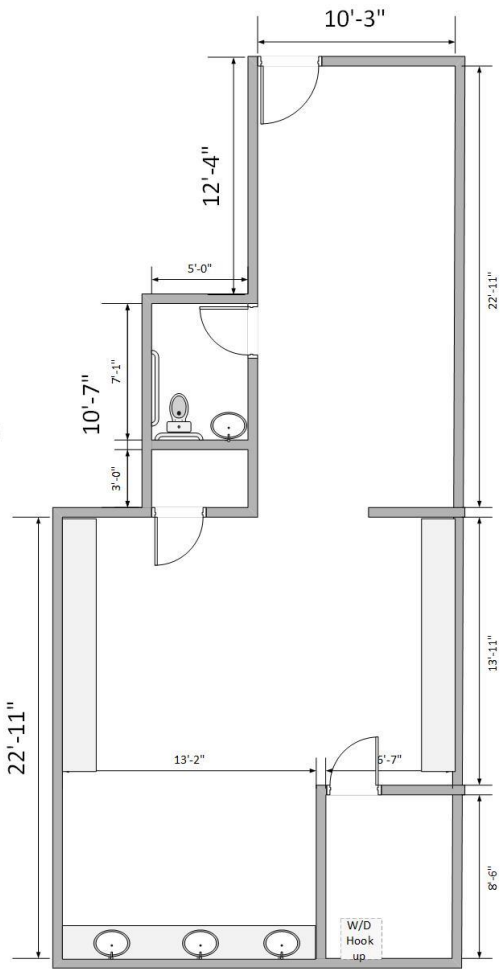


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SUITE 207 – FLOOR PLAN



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SUITE 207 – PICTURES



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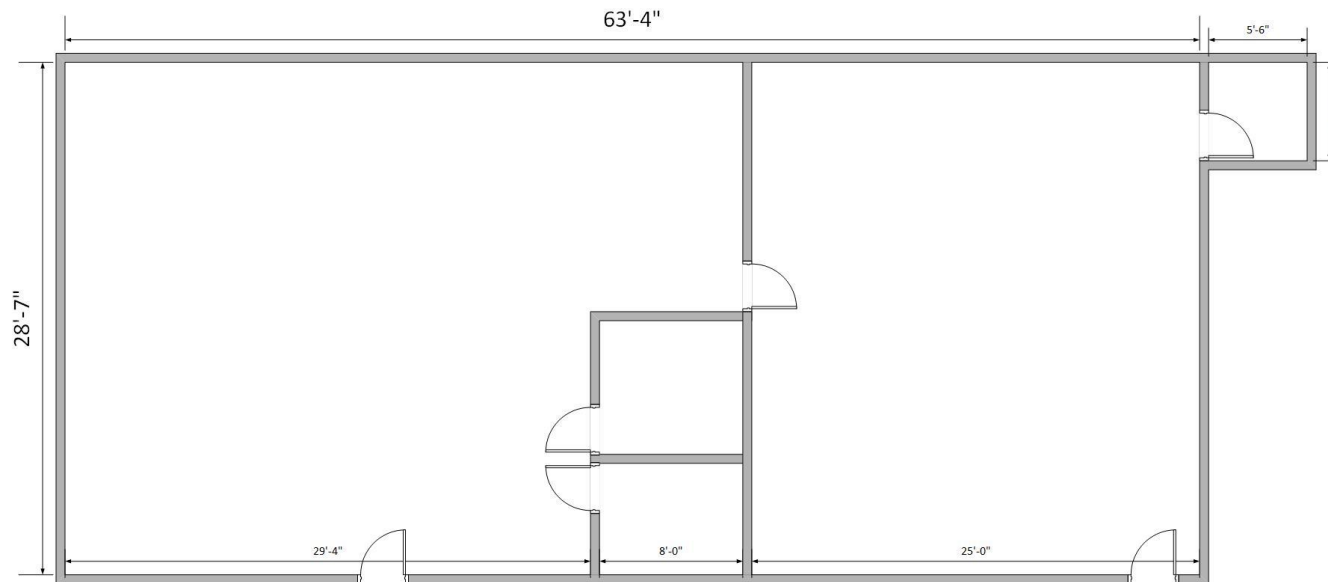
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SUITE 205-208 – FLOOR PLAN

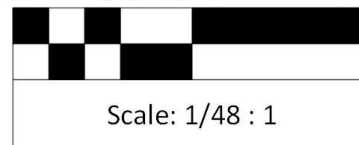
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Suite 205/208
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0 ft. 6 ft. 10 ft. 20 ft.



Scale: 1/48 : 1

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SUITE 205-208 – PICTURES



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AERIAL & OTHER PROPERTIES AVAILABLE



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CONTACT

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OFFERING HIGHLIGHTS

- Central Location
- High Traffic Counts
- Multiple Spaces Available
- Pylon Signage Available