

212 E. CALHOUN ST.

212 E. CALHOUN ST., MACOMB, IL 61455

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has over 4000 SF supreme retail space available at 212 E. Calhoun St. in Macomb, IL. This well-managed retail or office space has 22,696 SF of commercial building on the NE corner of Calhoun Street & Randolph Street. The building could be a fit for many different businesses. Amazing open-floor concept property with customizable space. An Ideal location, walking distance from Western Illinois University with great on-site parking, over 50 spaces. The 22,696 SF building is located near the heart of the Macomb business district (The Square) next to popular businesses & the Macomb Amtrak station. This particular property has been a retail staple of the Macomb & campus community for 20+ years and offers landmark recognition & captivating signage. Give our McDonough County real estate commercial leasing agents a call at (847) 904-9200 or fill out our contact form to learn more about this available property. This is the perfect opportunity to grow your business' footprint in this high-traffic college town.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,024 - 4,328 SF
Building Size:	22,696 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,809	8,396	9,010
Total Population	7,486	17,495	18,833
Average HH Income	\$39,232	\$43,960	\$45,962

Presented By:

Legacy Commercial Property

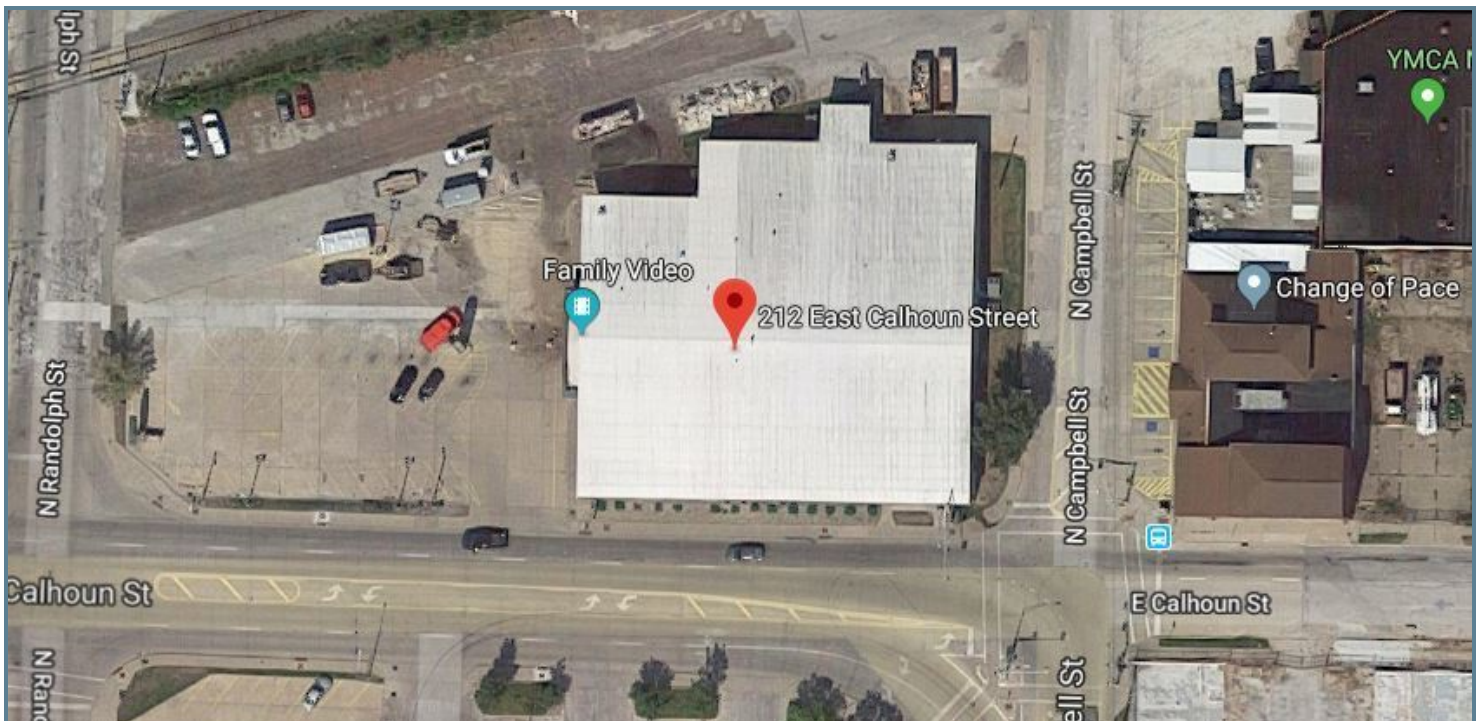
847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



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LEGACY

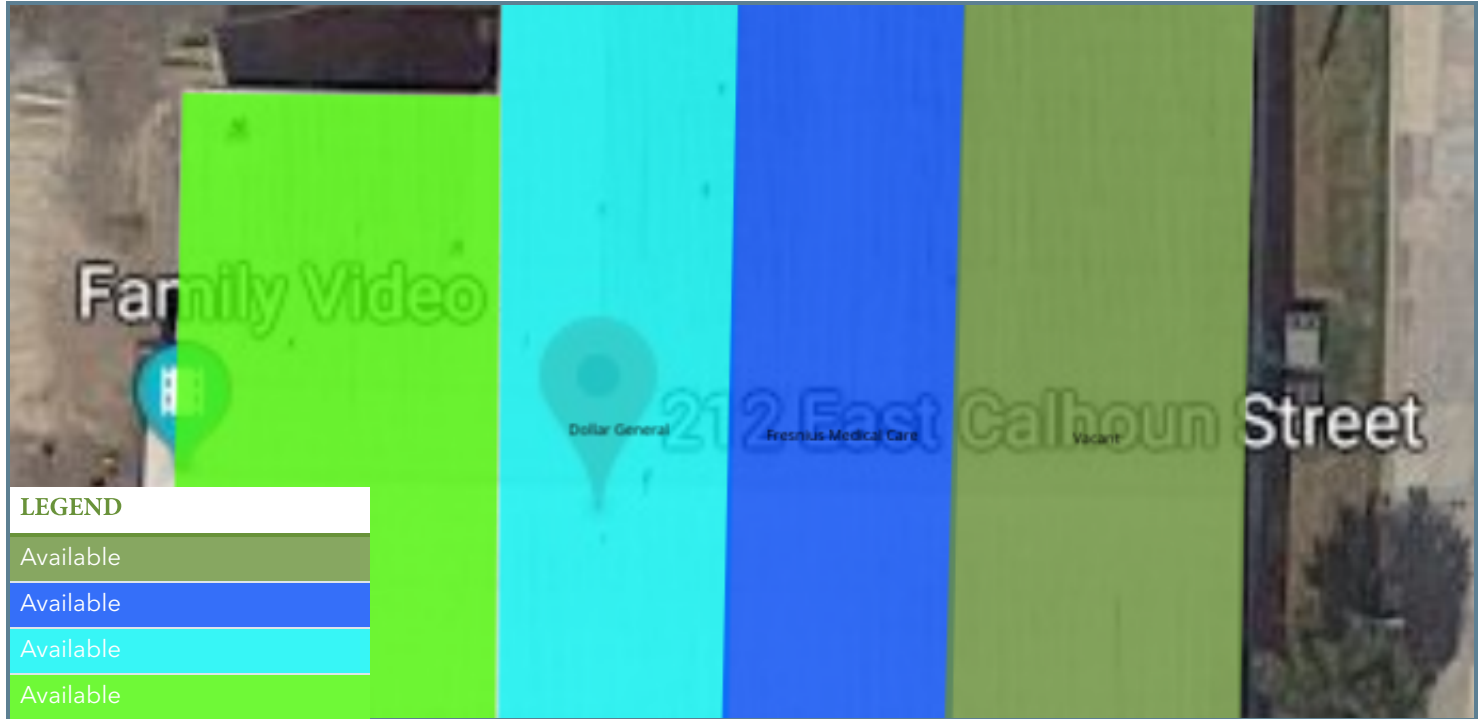
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,024 - 4,328 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
212 E Calhoun St	Available	4,024 SF	NNN	Negotiable	-
212 E Calhoun St	Available	4,328 SF		Negotiable	-
212 E Calhoun St.	Fresnius Medical Care	5,066 SF		Negotiable	-
212 E Calhoun St.	Dollar General	9,278 SF		Negotiable	-

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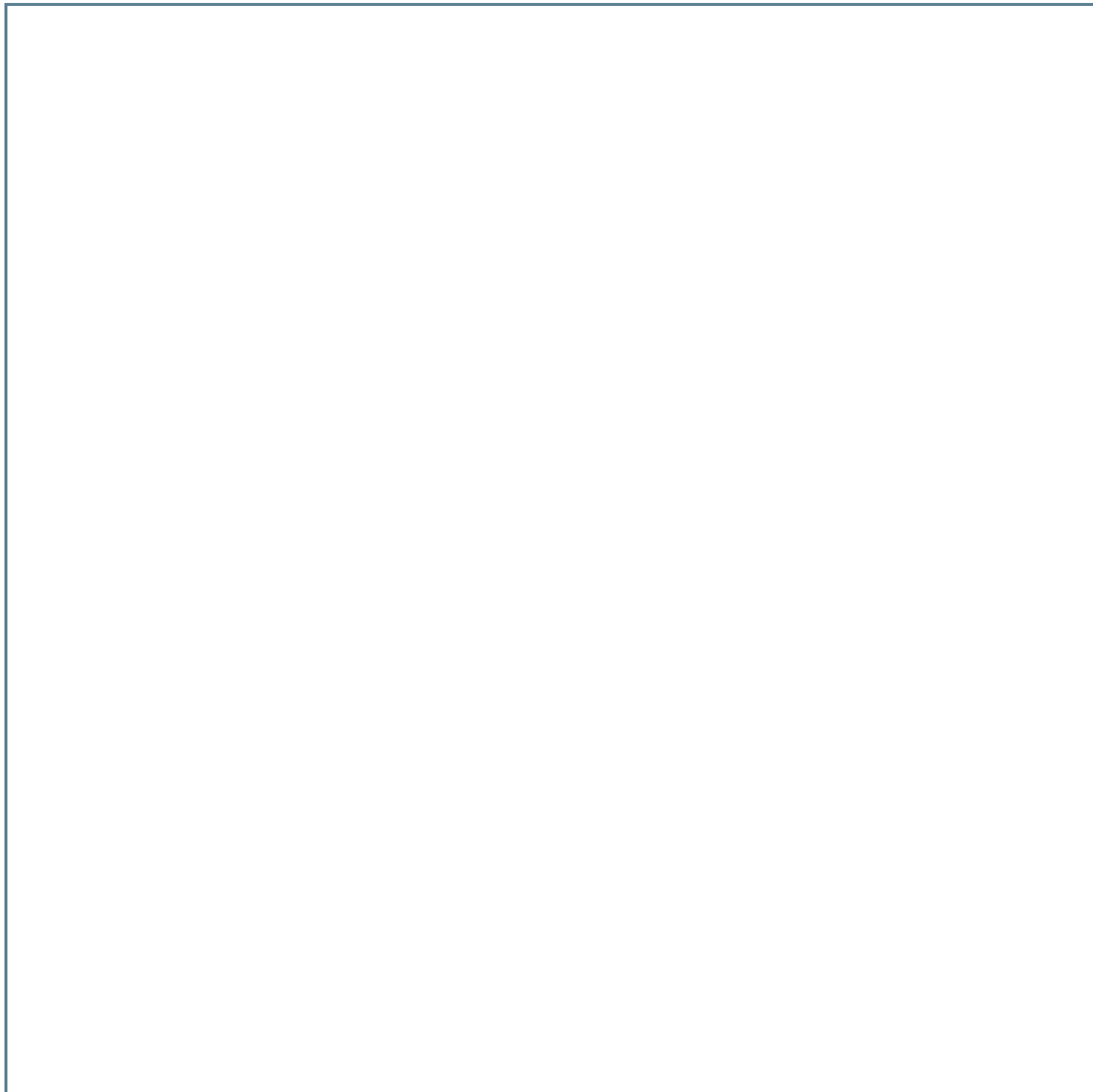
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RETAILER MAP



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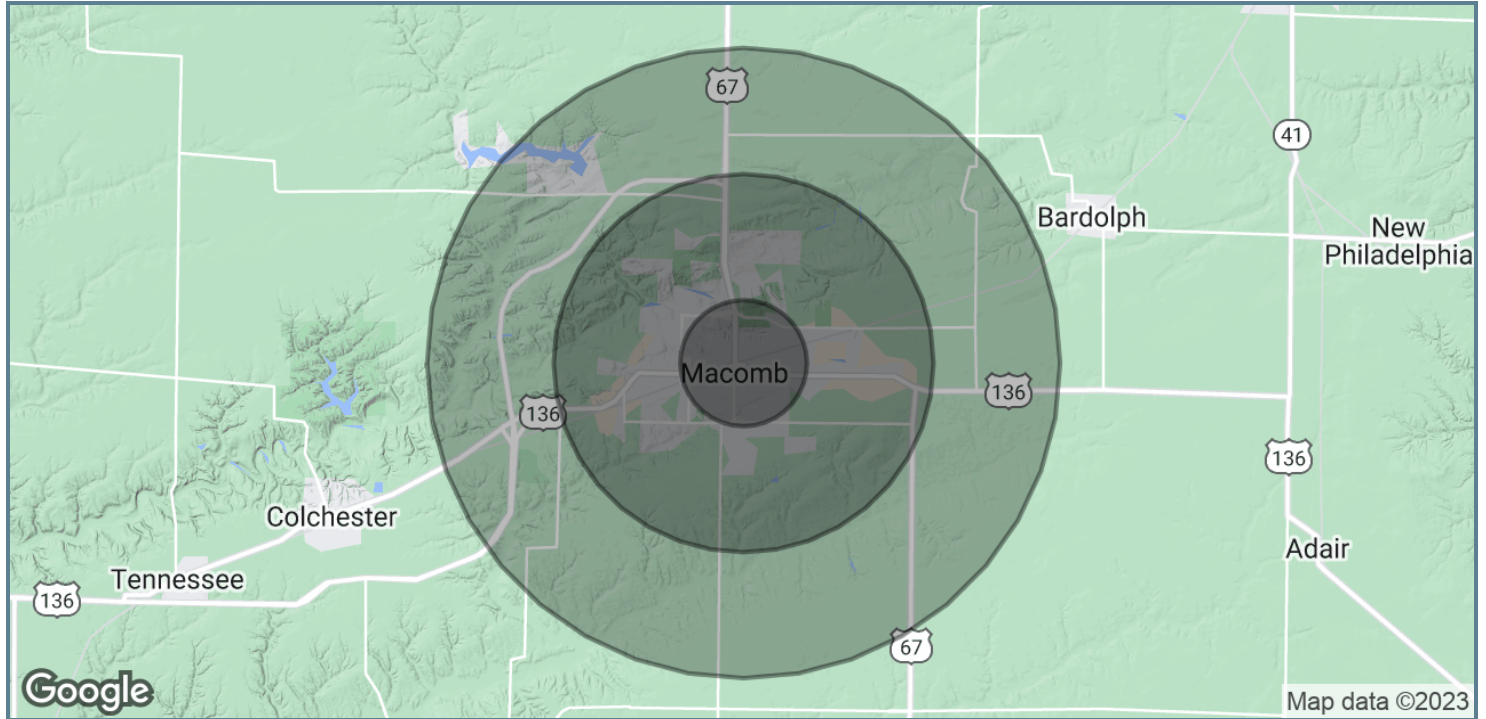
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,486	17,495	18,833
Average Age	33.9	34.9	35.5
Average Age (Male)	29.6	32.4	33.0
Average Age (Female)	38.0	37.4	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,809	8,396	9,010
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$39,232	\$43,960	\$45,962
Average House Value	\$74,653	\$87,482	\$92,096

* Demographic data derived from 2020 ACS - US Census

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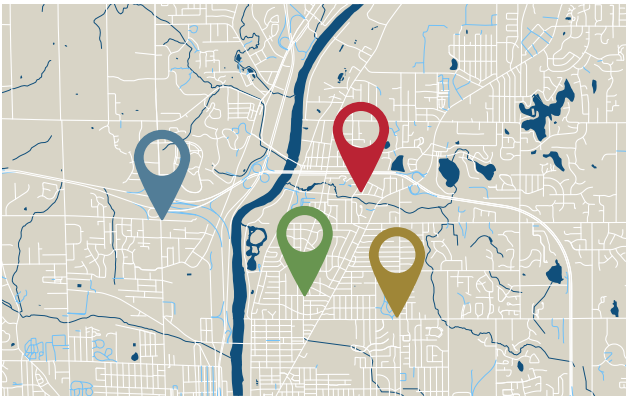


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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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COMMERCIAL PROPERTY

Chat With a Leasing Agent Today

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