

1935 N. WATER ST.

1935 N. WATER ST., DECATUR, IL 62526

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1935 N. WATER ST in Decatur, IL. This well-managed retail or office space has vet good visibility on the SW corner of Water St & E Garfield Ave with up to 4033 SF available for lease. The building is in a well-established area with great on-site parking, over 40 spaces. The 7,000 SF building is located near the heart of the Decatur business district and is ready for its next generation of retail. This property is a well-known retail staple of the Decatur community for years and offers landmark recognition & captivating signage. Give our Macon County commercial leasing agents a call at (847) 904-9200 to learn more about about leasing options. This is the perfect opportunity to grow your business' footprint on the SW corner of Water St & E Garfield Ave.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	4,141 SF
Lot Size:	0.72 Acres
Building Size:	7,108 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,158	26,818	38,153
Total Population	9,403	51,575	75,926
Average HH Income	\$29,385	\$44,292	\$54,555

Presented By:

Legacy Commercial Property

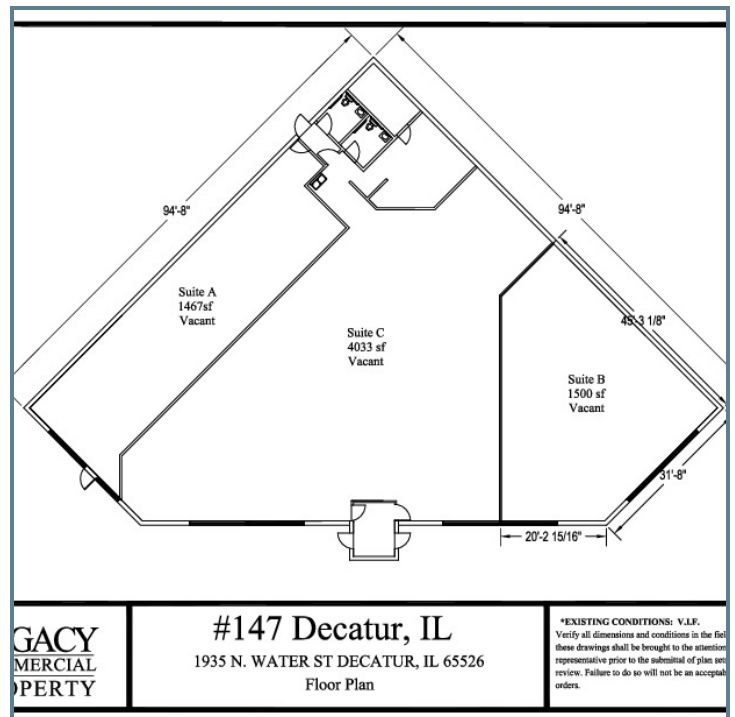
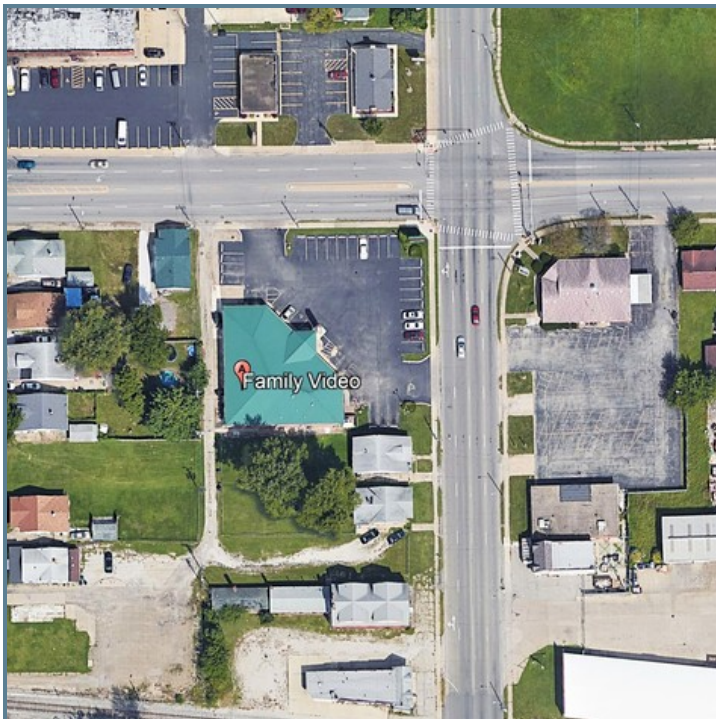
847.904.9200

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ADDITIONAL PHOTOS



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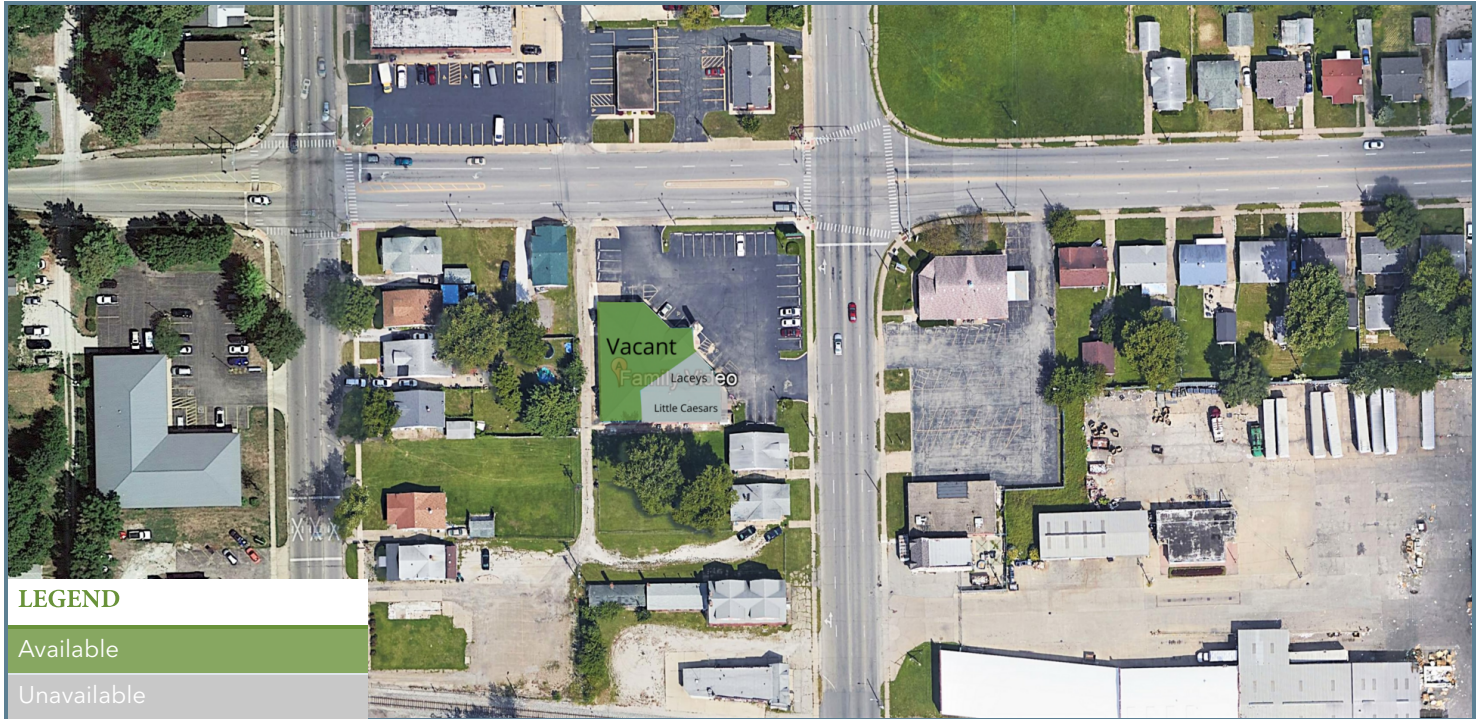
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209 Powell Place
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,141 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1935 N Water St	Little Caesar's	1,467 SF	NNN	-	-
1935 N Water St	Lacey's Place	1,500 SF	NNN	-	-
1935 N Water St	Available	4,141 SF	NNN	Negotiable	-

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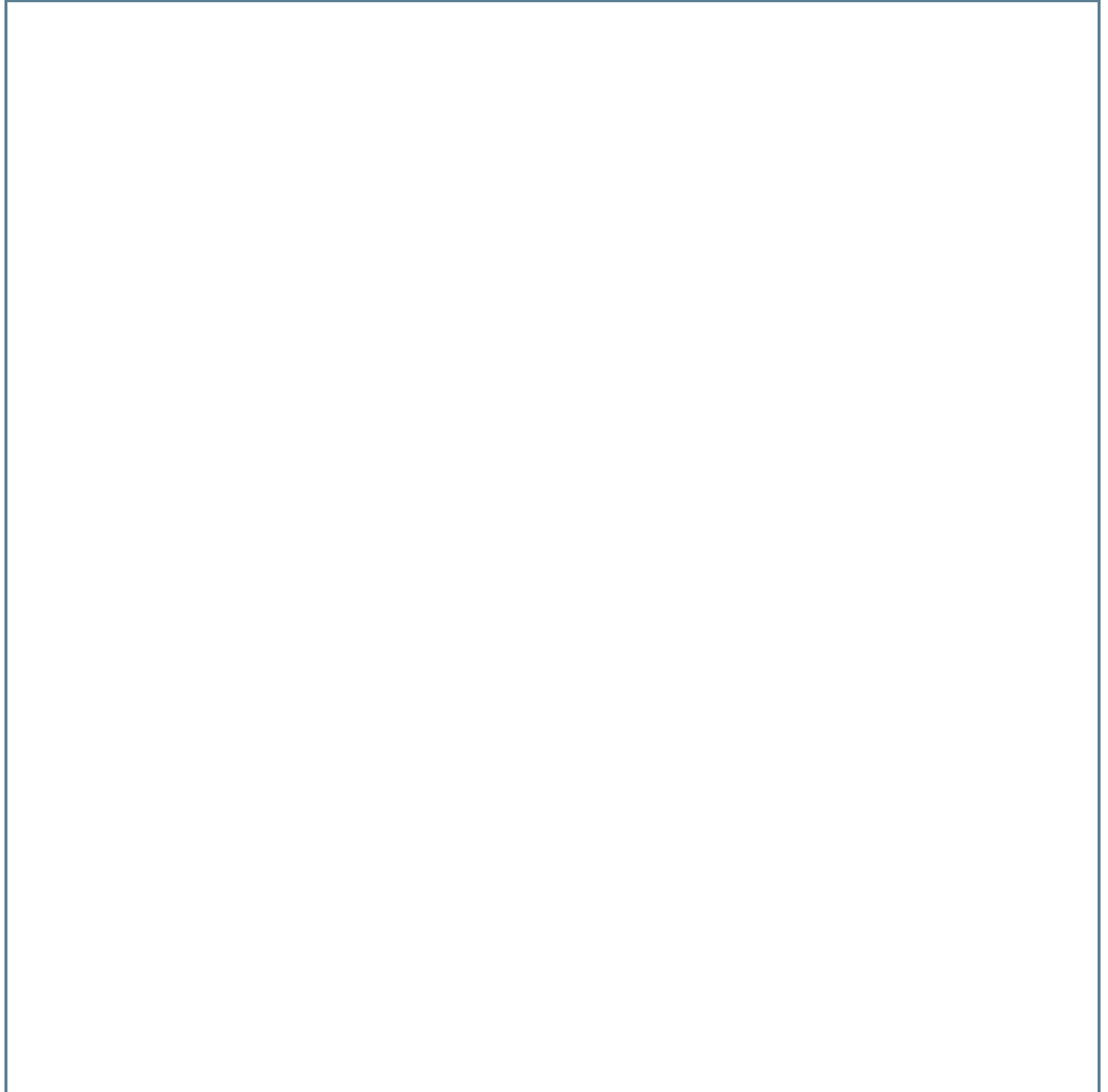
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RETAILER MAP



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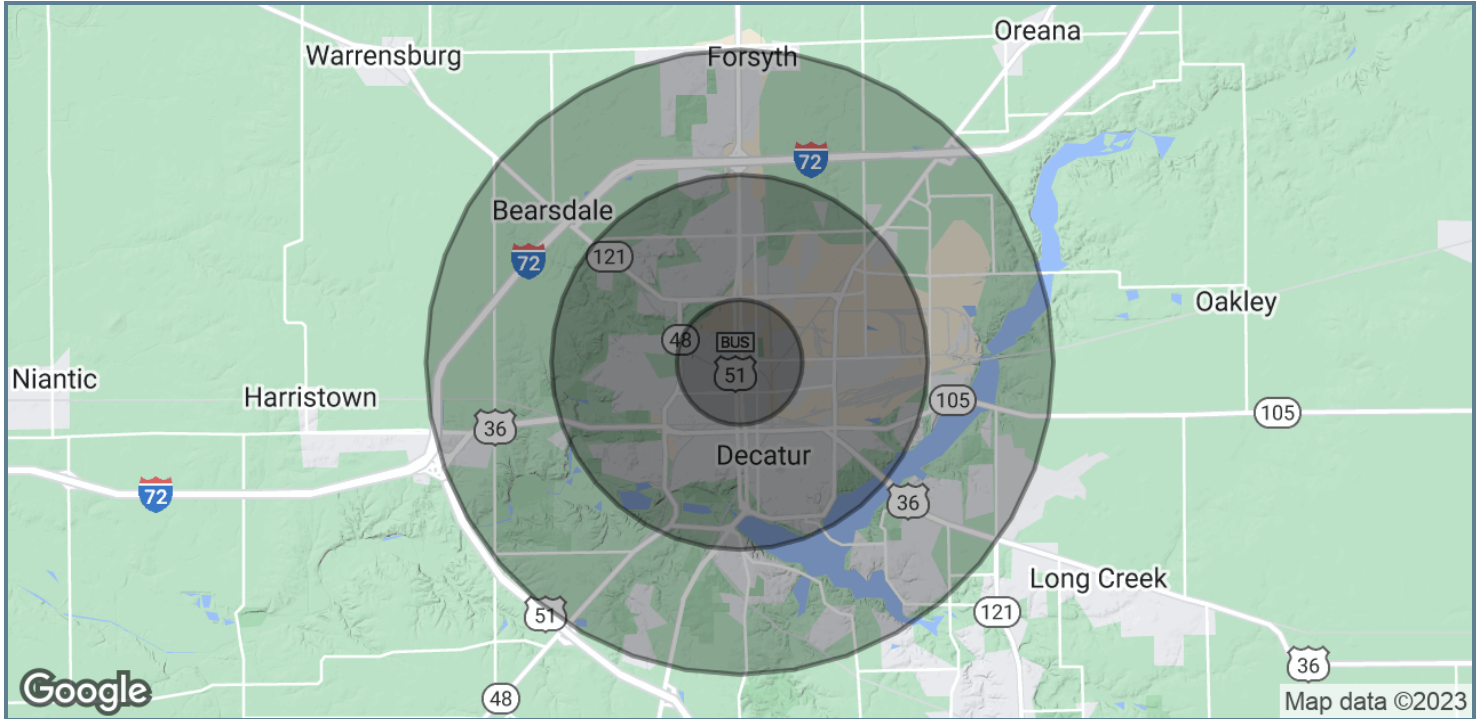
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,403	51,575	75,926
Average Age	38.0	38.2	41.4
Average Age (Male)	35.2	36.5	39.3
Average Age (Female)	39.3	39.6	43.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,158	26,818	38,153
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$29,385	\$44,292	\$54,555
Average House Value	\$35,937	\$67,541	\$89,907

* Demographic data derived from 2020 ACS - US Census

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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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Chat With a Leasing Agent Today

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