



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

## 7,800 SF Office/Retail Space

334 West Main St, Decatur, Illinois 62522  
Macon County

### Katie . Bush

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### Basic Details

|                       |                 |
|-----------------------|-----------------|
| Listing No:           | 3148            |
| Sale Or Lease:        | For Lease       |
| Property Type(s):     | Retail          |
| Building Size (Sqft): | 14,500 Sqft.    |
| Total Sqft Available: | 7,800 Sqft.     |
| Lease Rate:           | \$9.00 Per Sqft |
| Lease Type:           | Modified Gross  |

### Address

|                |           |
|----------------|-----------|
| Country:       | US        |
| State:         | IL        |
| County:        | Macon     |
| City:          | Decatur   |
| Zipcode:       | 62522     |
| Street Number: | 334       |
| Street:        | West Main |
| Street Suffix: | St        |

### Square Foot Information

|                       |              |
|-----------------------|--------------|
| Building Total Sqft:  | 14,500 Sqft. |
| Total Sqft Available: | 7,800 Sqft.  |
| Office:               | 7,800 Sqft.  |
| Retail:               | 7,800 Sqft.  |

### Property Information

|                       |                     |
|-----------------------|---------------------|
| Parcel No:            | 04-12-15-256-012    |
| Zoning:               | Commercial Business |
| TIF:                  | Yes                 |
| Parking:              | 32                  |
| Parking Surface Type: | Asphalt             |
| Tax Year:             | 2024                |
| Traffic Count:        | 2,050               |

## Structural Data

|                |              |
|----------------|--------------|
| Year Built:    | 1963         |
| Rehab Year:    | 2022         |
| Class:         | B            |
| Clearance Min: | 10 ft        |
| Clearance Max: | 12 ft        |
| Roof:          | Flat - 2015  |
| Exterior:      | Brock, Mixed |
| Floors:        | 3            |

## Utility Information

|                             |         |
|-----------------------------|---------|
| Water Provider:             | City    |
| Water Provider Location:    | On Site |
| Sewer Provider:             | City    |
| Sewer Provider Location:    | On Site |
| Gas Provider:               | City    |
| Gas Provider Location:      | On Site |
| Electric Provider:          | City    |
| Electric Provider Location: | On Site |

## Land Measurements

|           |              |
|-----------|--------------|
| Acres:    | 0.55 Acre(s) |
| Frontage: | 152 ft       |
| Depth:    | 157 ft       |