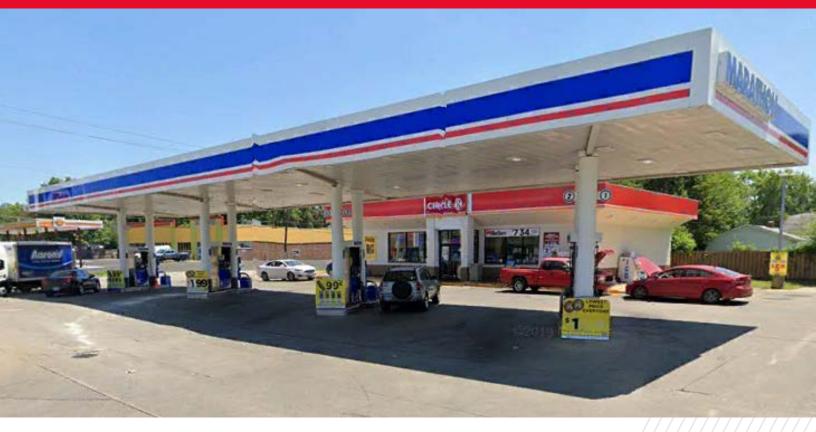
# BARBERMURPHY CUSHMAN & WAKEFIELD

## 3,100 SF FOR SALE 1141 E Wood Street Decatur, IL 62521



#### **PROPERTY HIGHLIGHTS**

3,100 SF former gas station located 7 blocks from Central Park in downtown Decatur. 0.60 Acre lot shares a corner with multiple commercial retail users. Underground storage tanks have been removed. Store is closed.

BUILDING SF	3,100
LAND SF	26,136
YEAR BUILT	Unknown
PARKING	15 Spaces
TRAFFIC COUNTS	6,200 VPD

SIGNAGE TYPE	Monument
1-MILE (POP.)	10,253
3-MILE (POP.)	51,094
MED. INCOME	\$68,749
SPACE USE	Former Gas Station & Convenient Mart



SHER FRENCH Account Director

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### **AREA INFORMATION**

Decatur is the largest city and the county sear of Macon County in IL, with a population of 76,122. Property is surrounded by multiple retail businesses.



#### **LEGAL INFORMATION**

TAX PARCEL ID	04-12-14-402-012
2020 RE TAXES	\$39,525.76
ZONING	B-2

### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

#### **OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

#### SHER FRENCH

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