

**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.



<b>BUILDING SF</b>	3,100	<b>SIGNAGE TYPE</b>	Monument
<b>LAND SF</b>	26,136	<b>1-MILE (POP.)</b>	10,253
<b>YEAR BUILT</b>	Unknown	<b>3-MILE (POP.)</b>	51,094
<b>PARKING</b>	15 Spaces	<b>MED. INCOME</b>	\$68,749
<b>TRAFFIC COUNTS</b>	6,200 VPD	<b>SPACE USE</b>	Former Gas Station & Convenient Mart

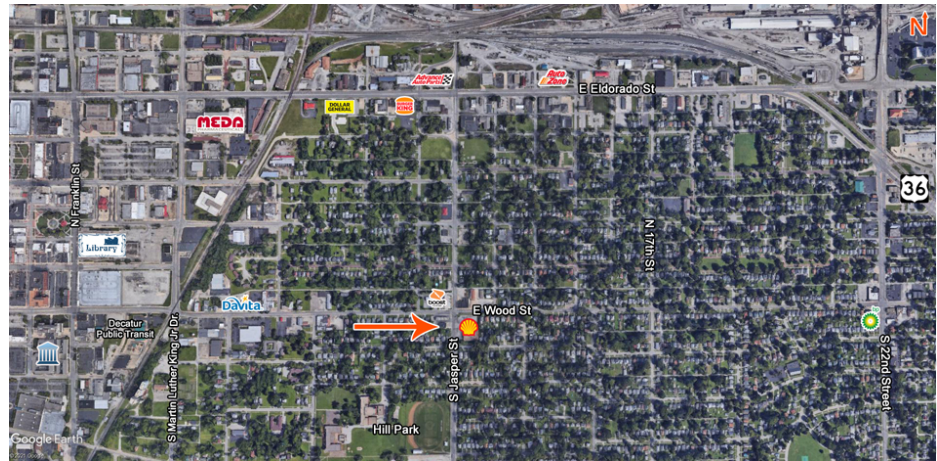
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**AREA INFORMATION**

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



**LEGAL INFORMATION**

<b>TAX PARCEL ID</b>	04-12-14-402-012
<b>2020 RE TAXES</b>	\$39,525.76
<b>ZONING</b>	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:

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