

0.43 ACRES FOR SALE

SW Corner of East Cantrell Street & South Jasper Street
Decatur, IL 62521



PROPERTY HIGHLIGHTS

0.43 Acre former gas station site located near Lake Decatur. Underground storage tanks have been removed. Contact broker for use restrictions.

BUILDING SF	N/A
LAND SF	18,731
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	3,600 VPD

SIGNAGE TYPE	N/A
1-MILE (POP.)	10,253
3-MILE (POP.)	51,094
MED. INCOME	\$68,749
SPACE USE	Vacant Lot



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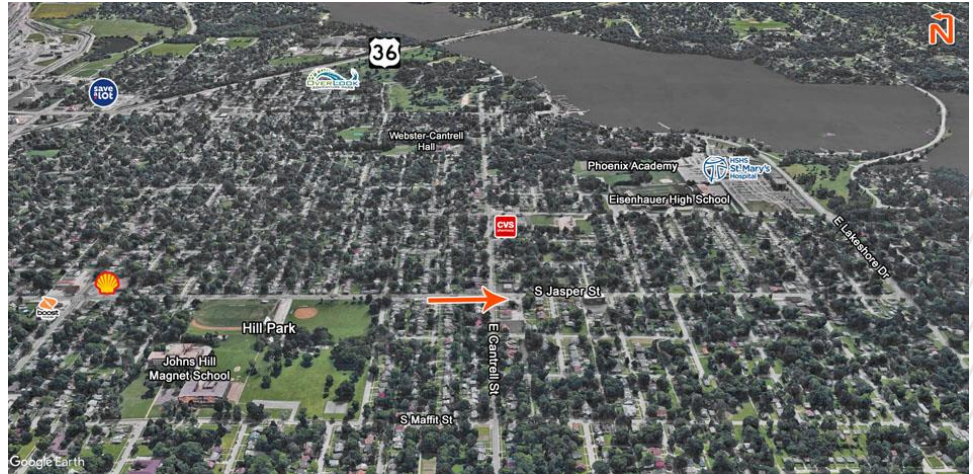
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AREA INFORMATION

Decatur is the largest city and the county seat of Macon County in IL, with a population of 76,122.



LEGAL INFORMATION

TAX PARCEL ID	04-12-23-203-022
2023 RE TAXES	\$704.34
ZONING	B-1 Neighborhood Shopping

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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