

2220 N. Monroe Street

Decatur, IL 62526



OFFERING SUMMARY

Building Size:	12,898 SF
Lot Size:	10,890 SF
Year Built:	1970
Zoning:	MUN

PROPERTY OVERVIEW

2220 N Monroe Street is a 12,898-square-foot, Class C, medical office building situated on 0.24 acres and was constructed in 1970. Positioned at the doorstep of Decatur Memorial Hospital and Monroe Park, ideally located five minutes from Downtown with ample housing options. Value-add opportunity with only one tenant in place and incredible roadway exposure in a prolific healthcare market.



Zane Peterson

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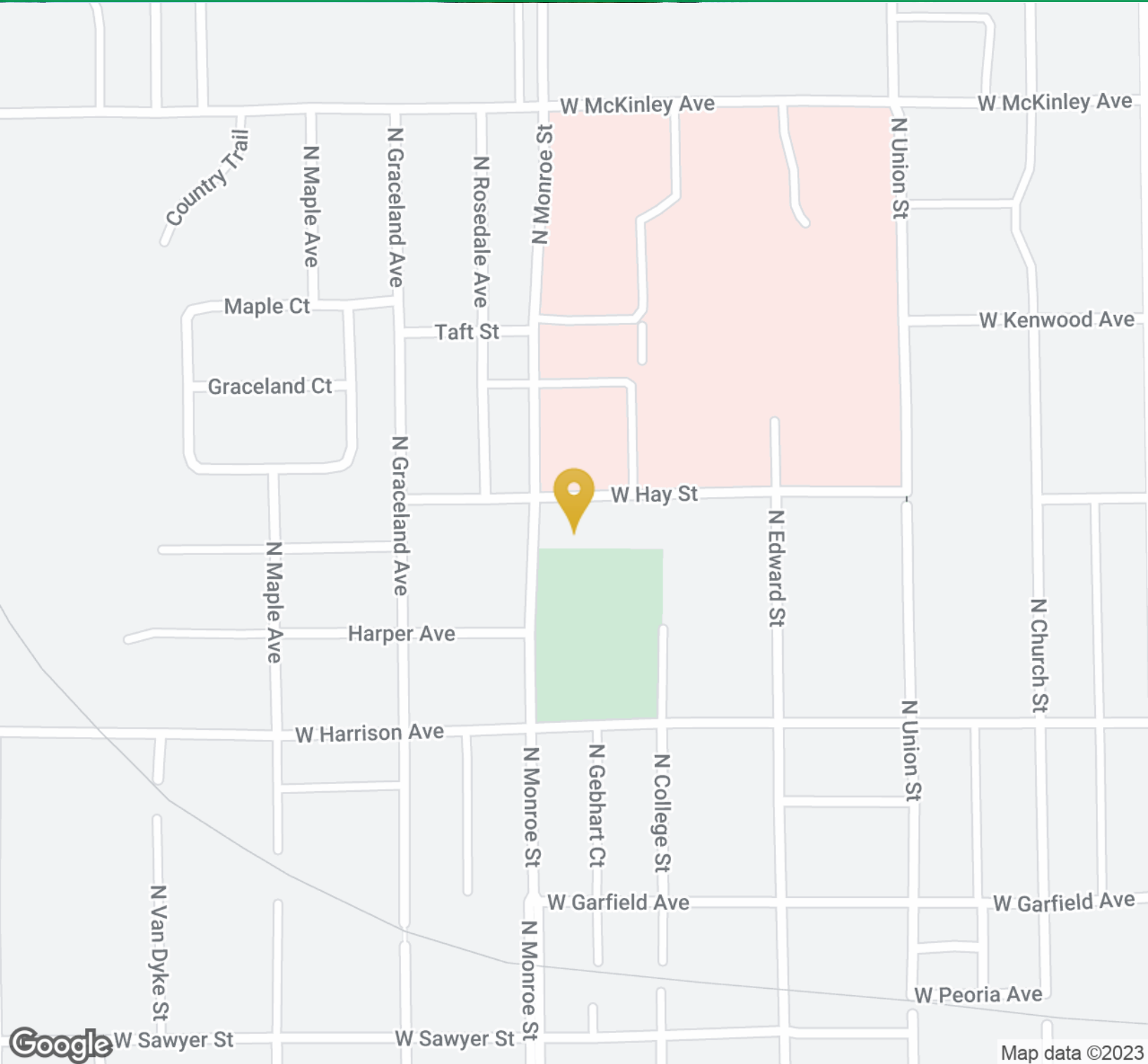
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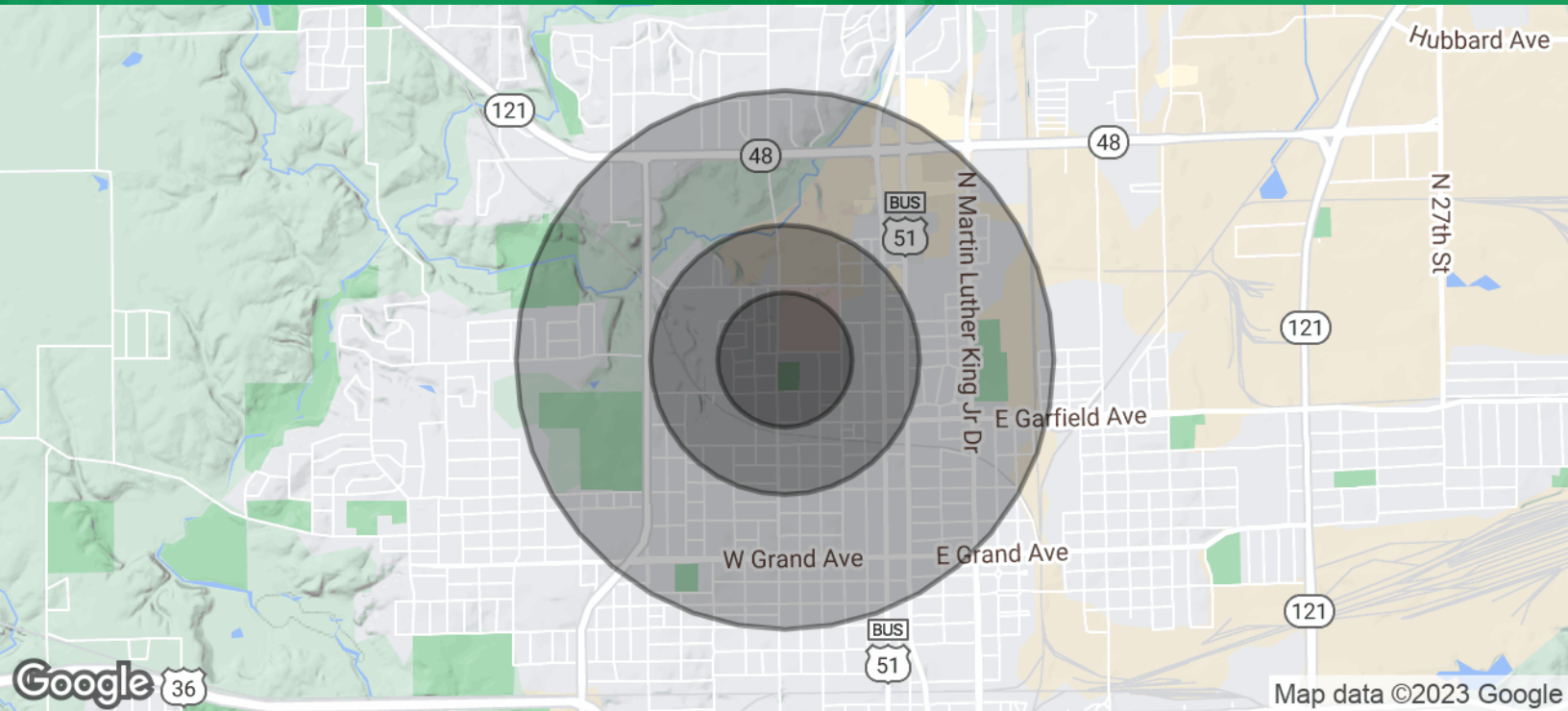
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**MAIN
PLACE**
REAL ESTATE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	647	2,699	8,861
Average Age	50.7	47.1	41.8
Average Age (Male)	40.0	39.8	39.5
Average Age (Female)	55.1	49.6	42.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	363	1,570	4,956
# Of Persons Per HH	1.8	1.7	1.8
Average HH Income	\$42,990	\$40,009	\$35,019
Average House Value	\$183,569	\$94,681	\$161,073

* Demographic data derived from 2020 ACS - US Census



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