

# 145 S. Water Street

145 S. Water Street, Decatur, IL 62523



## OFFERING SUMMARY

Available SF:	3,012 SF
Lot Size:	0.35 Acres
Year Built:	1869
Zoning:	B4

## PROPERTY OVERVIEW

Available For Lease - Commercial Office in Downtown Decatur. 3,012 square feet on main floor with partially finished basement. Configuration includes reception area, open office, executive offices, and conference room. Includes parking to the west of building. Contact broker for inquiries.



### Zane Peterson

Managing Broker, CCIM  
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**MAIN  
PLACE**  
REAL ESTATE



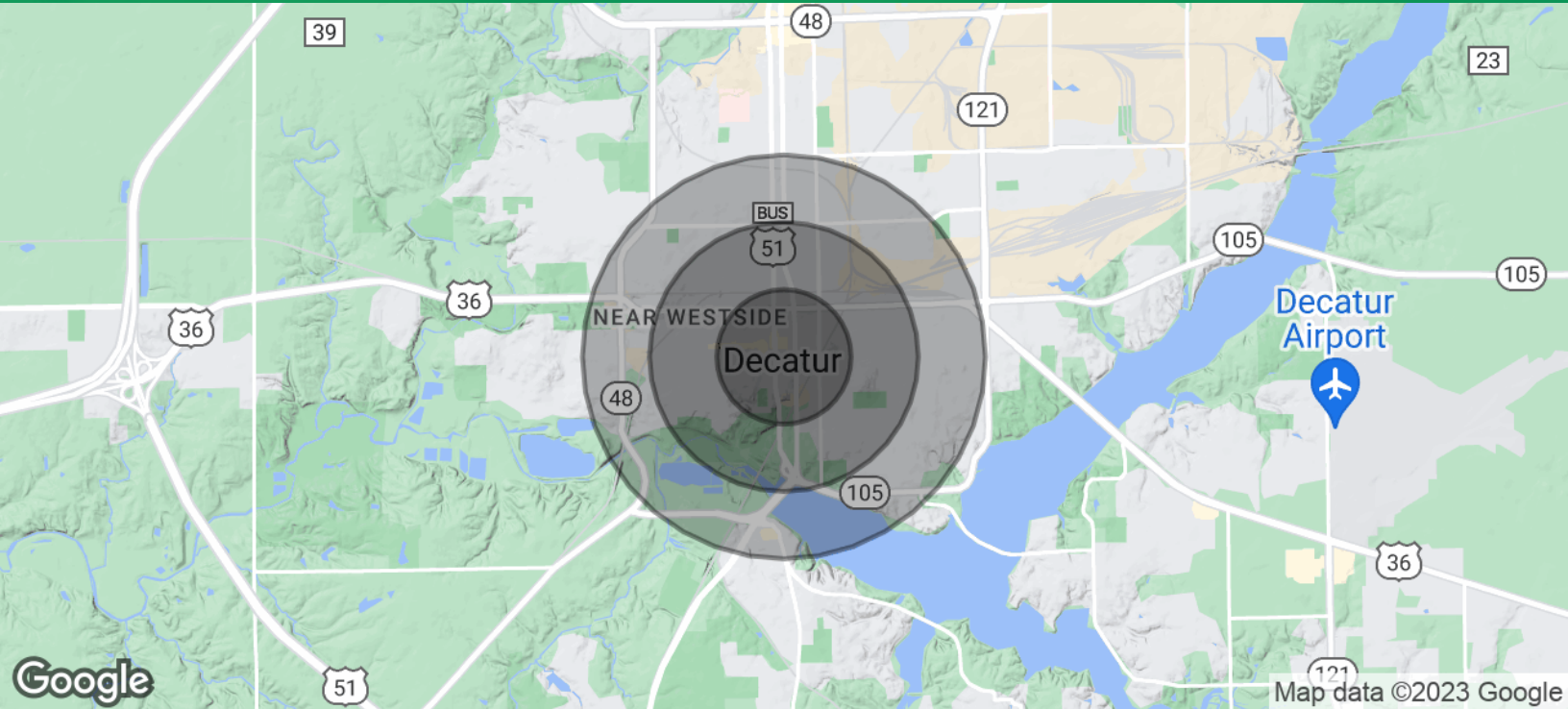
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## POPULATION

### 0.5 MILES

### 1 MILE

### 1.5 MILES

Total Population	2,221	10,140	22,907
Average Age	38.0	32.3	32.6
Average Age (Male)	40.2	33.8	32.6
Average Age (Female)	41.0	35.0	33.2

## HOUSEHOLDS & INCOME

### 0.5 MILES

### 1 MILE

### 1.5 MILES

Total Households	1,287	5,600	11,632
# Of Persons Per HH	1.7	1.8	2.0
Average HH Income	\$27,065	\$29,686	\$34,607
Average House Value	\$47,566	\$39,806	\$43,727

\* Demographic data derived from 2020 ACS - US Census



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