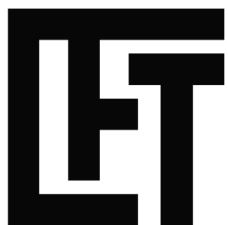


# **GROUND LEASE - BUILD TO SUIT OPPORTUNITY**

## ***OUT-PARCEL TO HICKORY POINT MALL NEAR I-72 INTERCHANGE***



**CHERNG  
FAMILY  
TRUST**

**1340 HICKORY POINT DR,  
FORSYTH IL 62535**



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## **HIGHLIGHTS:**

- Ground Lease or BTS opportunity positioned at Interstate 72 exit and out lot to Hickory Point Mall, Decatur Illinois' primary full service shopping mall <https://www.hickorypoint.com/directory/>
- +/- 38,000 SF site can accommodate FSDT, QSR, full-service restaurant, automotive and more!
- Hard Corner access at first traffic signal located approximately 1/2 mile north of I-72.
- Great visibility, access, and market positioning with impressive traffic counts.
- Positioned between Panda Express and Taco Bell
- Main Retail corridor with an expansive list of retailers and full service sit down restaurants: Kohl's, T.J. Maxx, Von Maur, Hobby Lobby, Lowes, Starbucks, McDonalds, Best Buy, Pet Smart, Xfinity, Texas Roadhouse, Applebee's and more!
- Proximity to Hickory Point Mall
- Signalized Intersection
- Easy access to I-72



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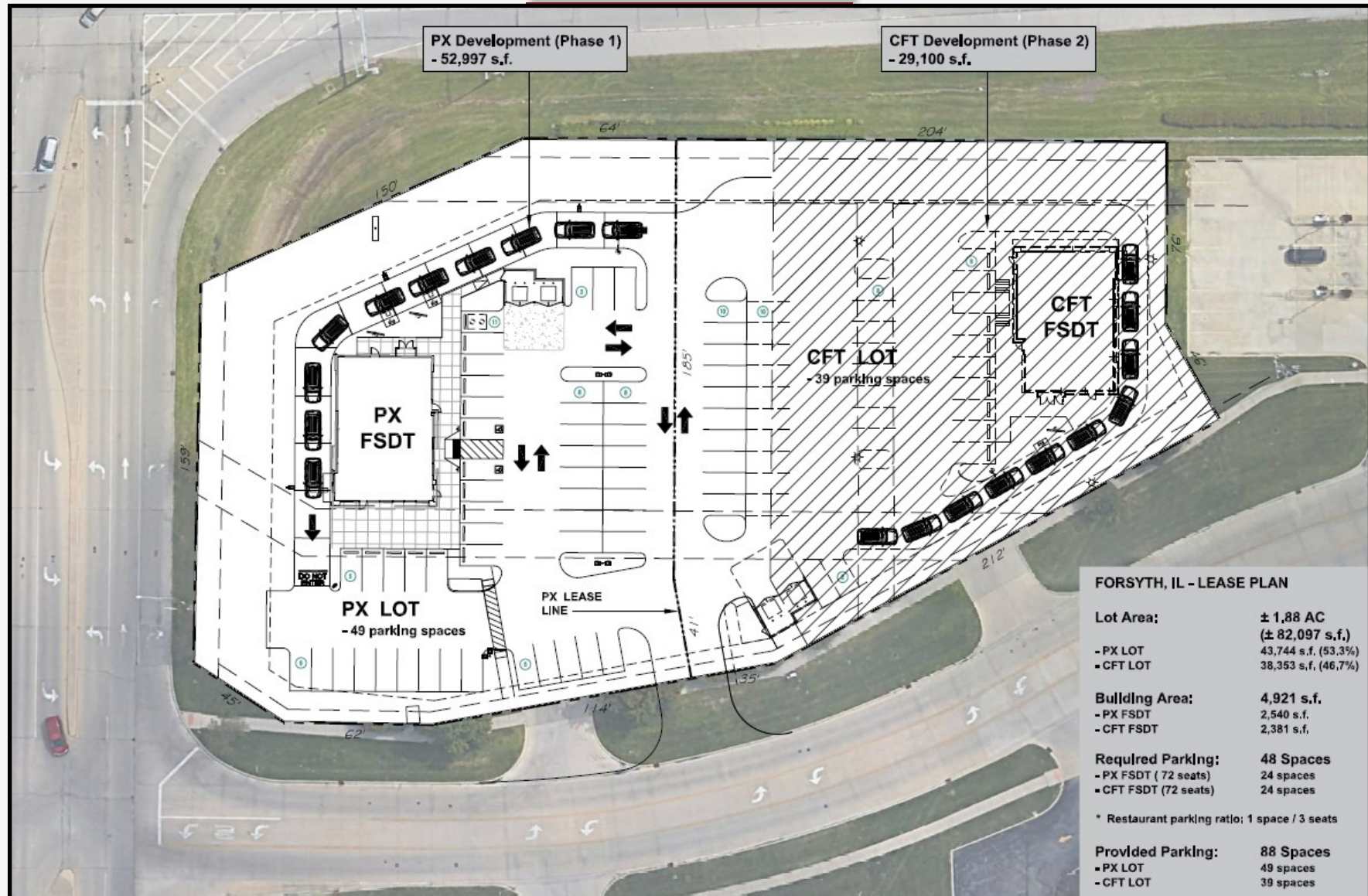
## EXTERIOR PHOTOS



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# SITE PLAN



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## AERIAL MAP



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## DECATUR OVERVIEW

Decatur, Illinois – a city pulsating with history, culture, and endless possibilities located at the heart of the state, Decatur seamlessly blends its rich heritage with a forward-thinking spirit. From its roots dating back to the 1820s to its current status as a thriving hub of education, manufacturing, and agriculture, Decatur invites you to be part of its dynamic story. Imagine your venture flourishing in a city that embraces innovation while honoring its traditions. Explore the unique charm and opportunities that Decatur offers, where each day holds the promise of new and exciting ventures. Join the rhythm of success in Decatur – where community, commerce, and boundless potential converge.

## FORSYTH OVERVIEW

Forsyth, located in Macon County, Illinois, is a dynamic town characterized by a harmonious blend of small-town charm and contemporary amenities. Positioned strategically with easy access to major transportation routes, including I-72, Forsyth serves as a pivotal point within the Decatur super regional market. The town's residential landscape is diverse, catering to various housing preferences and fostering a family-friendly environment. Forsyth stands out as a commercial and retail hub, with the prominent Hickory Point Mall contributing to its status as a retail destination. Essential community services, such as schools, healthcare facilities, and recreational spaces, enhance the overall quality of life for residents. The town's strategic location and commercial focus also create opportunities for businesses to thrive. Forsyth's commitment to community spirit is evident through the hosting of various events and activities throughout the year, fostering social engagement and connection among residents. Educational institutions further contribute to the town's appeal, making Forsyth an attractive and well-rounded community within the Decatur super regional market.

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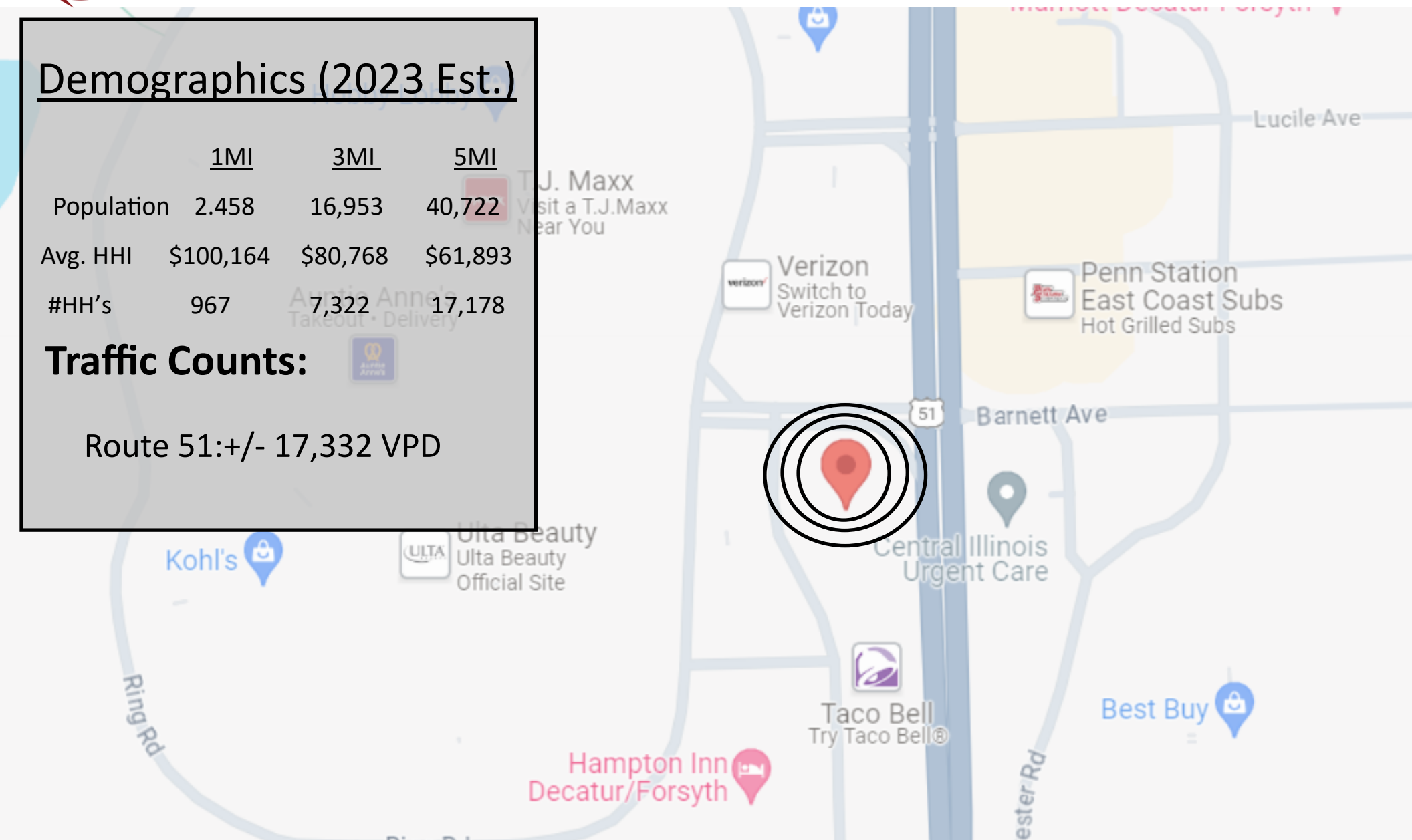
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## Demographics (2023 Est.)

|            | <u>1MI</u> | <u>3MI</u> | <u>5MI</u> |
|------------|------------|------------|------------|
| Population | 2,458      | 16,953     | 40,722     |
| Avg. HHI   | \$100,164  | \$80,768   | \$61,893   |
| #HH's      | 967        | 7,322      | 17,178     |

## Traffic Counts:

Route 51: +/- 17,332 VPD



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