



CAPITAL MARKETS

VALUE-ADD / REDEVELOPMENT INVESTMENT OPPORTUNITY

205,865 SF RETAIL COMMUNITY CENTER



2800 N WATER STREET

Northgate Shopping Center

DECATUR ILLINOIS 62526

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THE PROPERTY

The center, located on the southeast corner of East Pershing Road and North Water Street in Decatur, Illinois, is a 205,865 SF retail community center constructed in 1970 on 13.9 acres. The property is currently 4% leased to D.L. Cole & Associates with an August 2021 expiration date.

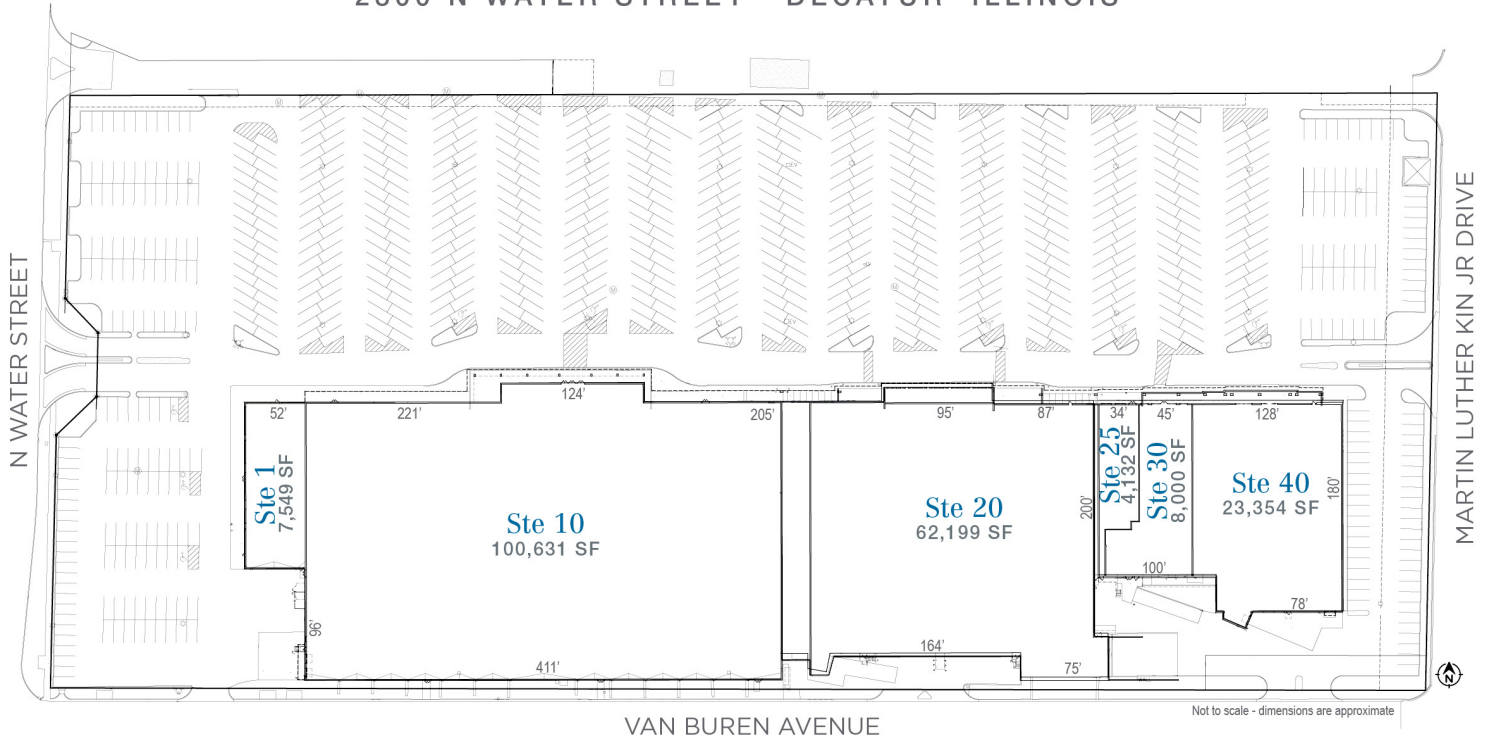
Building Area	205,865 SF GLA	
Site Size	13.89 Acres (605,048 SF)	
PIN	04-12-02-101-009 / 04-12-02-101-014	
Year Built / Renovated	1970 / 1998	
Existing Space Configuration	See site plan on next page	
Zoning	B2 - Planned Shopping District	
Parking	Regular	793
	Handicapped	16
	TOTAL	809 or 3.95 / 1,000 SF (per 6/29/11 survey)
Loading Docks	Eight (8) Exterior Docks - Six (6) on east side of building - Two (2) on west side of building One (1) Drive-In Door	
Asking Sale Price	Call for pricing guidance	



INVESTMENT HIGHLIGHTS

NORTHGATE SHOPPING CENTER

2800 N WATER STREET DECATUR ILLINOIS



> Centrally Located Within Retail Corridor

The Property is located in the center of one of the area's primary retail corridors. Nearby retail locations, including T.J. Maxx, Aldi, Auto Zone, Dollar General, Kroger, and multiple auto dealerships, will increase potential traffic to the Property.



> High Traffic Area

Northgate Center is situated in a high traffic area on N. Water St., just south of E Pershing Rd. N Water St. and E Pershing Rd. experience traffic counts of 15,200 and 19,500 VPD respectively. E Pershing is the main thoroughfare in the area

> Redevelopment Potential

The Property provides investors an excellent redevelopment opportunity. Alternatively, the Center presents a value-add opportunity with a number of vacant spaces available for lease-up.

> Ample Parking

The Building has abundant parking with 820 parking spaces or 3.98 spaces/1,000 square feet.

> Zoning

The Property is zoned B2 - Commercial District. This district is designed to serve the shopping needs of regional geographic areas larger than the B-1 district, and allowing a greater intensity of uses.

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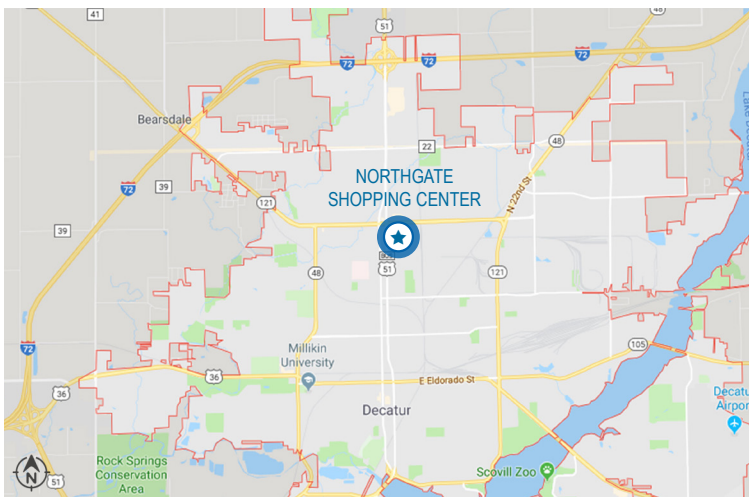
205,865 SF RETAIL COMMUNITY CENTER



Demographics

Distance from Property (Miles)	1	3	5
2020 Estimated Population	7,139	50,837	74,343
Median Household Income	\$37,498	\$41,414	\$49,226
Median Home Value	\$76,871	\$81,031	\$94,384

SOURCE: Regis



CONTACT INFORMATION

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