

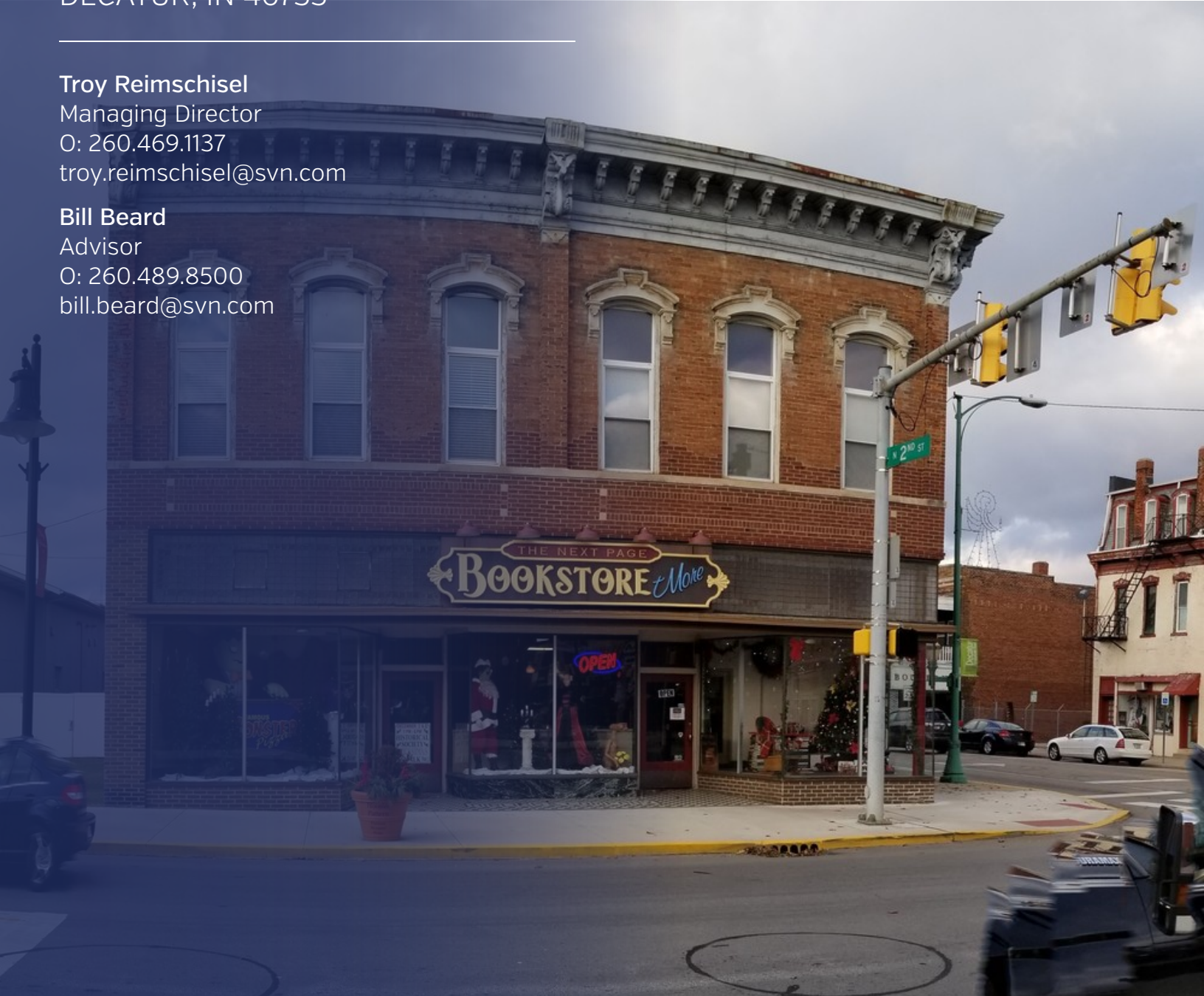


208 W MONROE ST

DECATUR, IN 46733

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Property Summary



PROPERTY HIGHLIGHTS

- Located on heavily trafficked corner
- Great space for retail or commercial use
- Easy access to US-27 (Approximately 1.2 miles)

OFFERING SUMMARY

Price	\$408,750
Price PSF	\$40
Building Size	10,208 SF
Available SF	1,281
Lease Rate	Negotiable
Lease Type	Modified Gross

PROPERTY SUMMARY

Mixed use retail and residential building located in Decatur, Indiana. The property is conveniently located in the heart of downtown Decatur next to restaurants, boutiques and specialty shops. The building currently houses a bookstore, custom T-shirt & sign shop, one available retail/restuarant space, and an apartment on the second floor. Option to purchase apartment separately. Contact broker for details. Modified gross lease - Tenant pays rent, utilities, and trash removal.

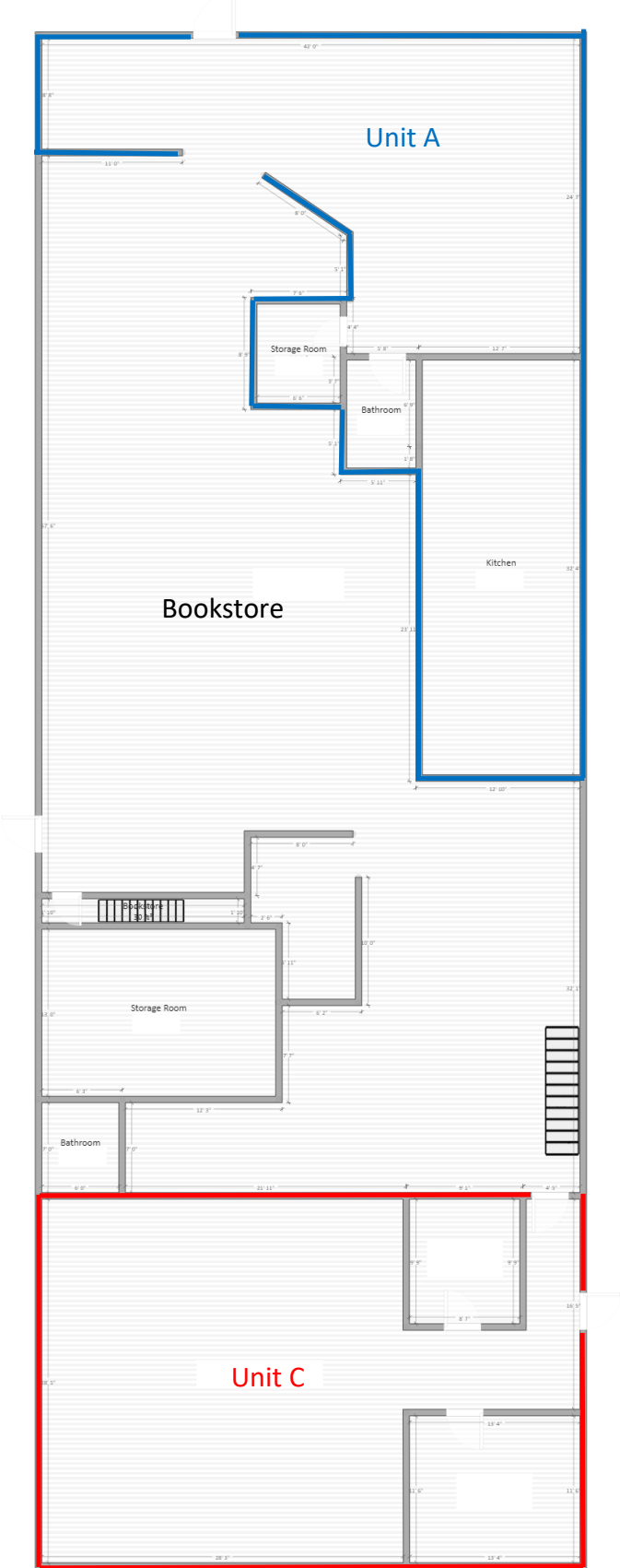
AVAILABLE SPACES

- UNIT A: Approximately 1,381 SF of retail space available at front entrance of the building. Space previously accommodated a successful pizza shop.

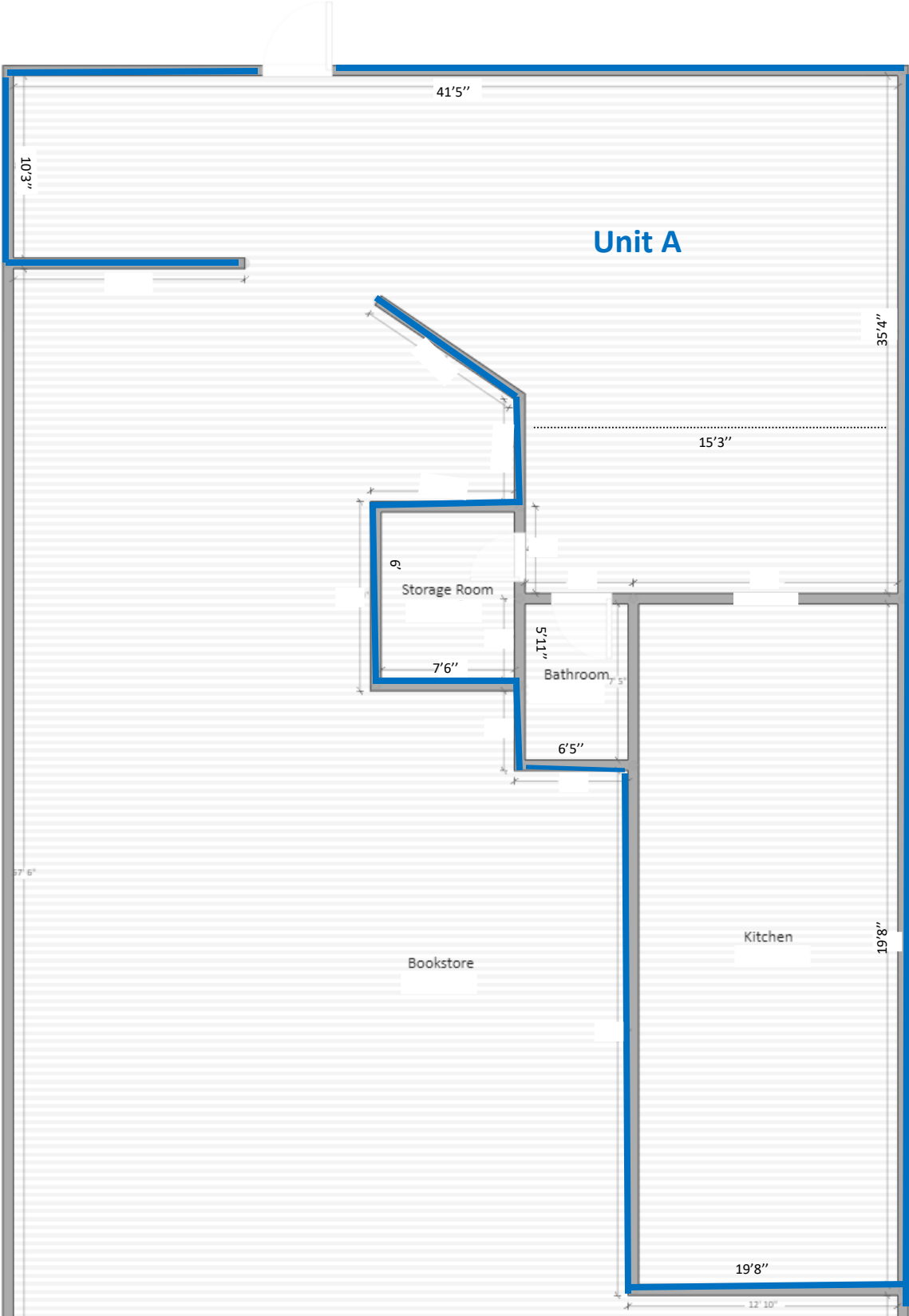
Exterior Photos



Floor Plans - 1st Floor - Not To Scale



Unit A - Not To Scale



Unit A - Photos



Unit A - Photos



Bookstore - Photos



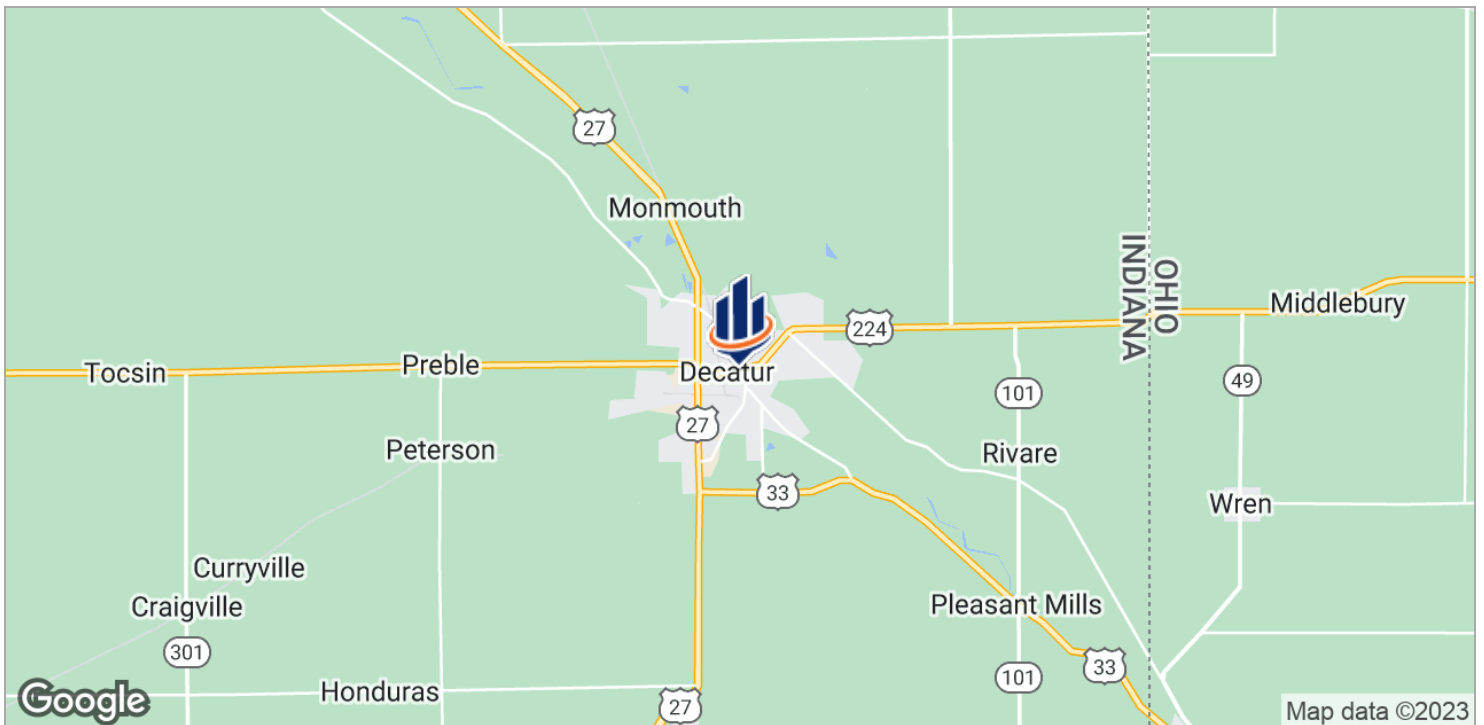
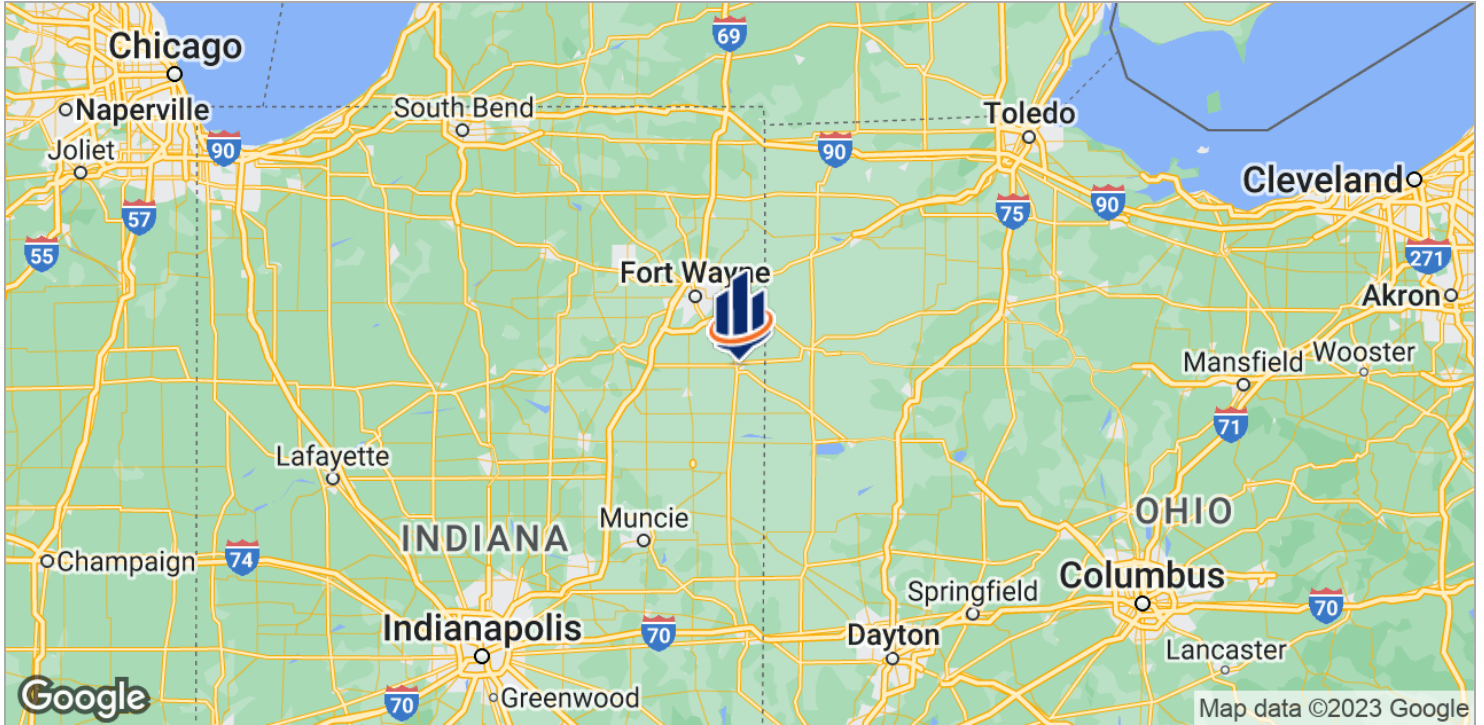
Bookstore Photos



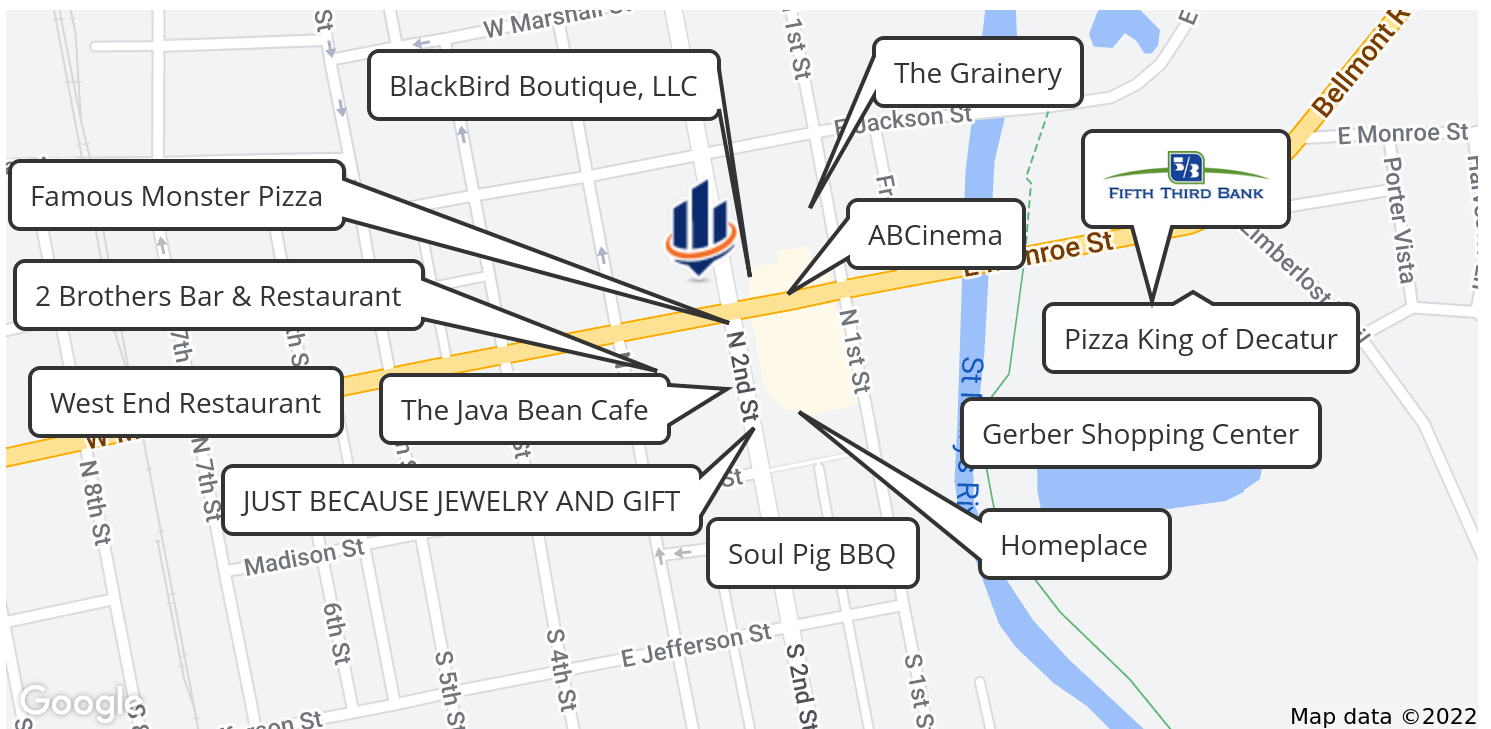
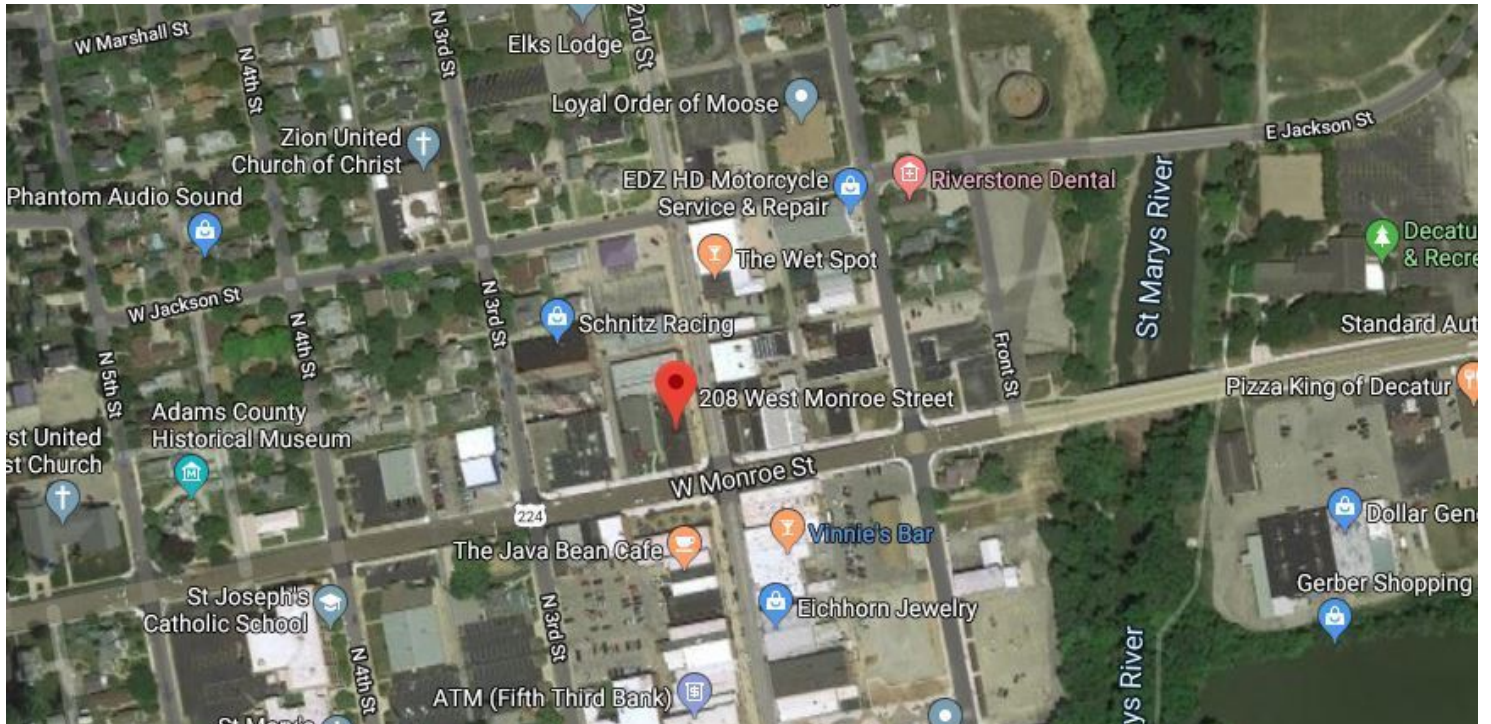
Upstairs Apartment Photos



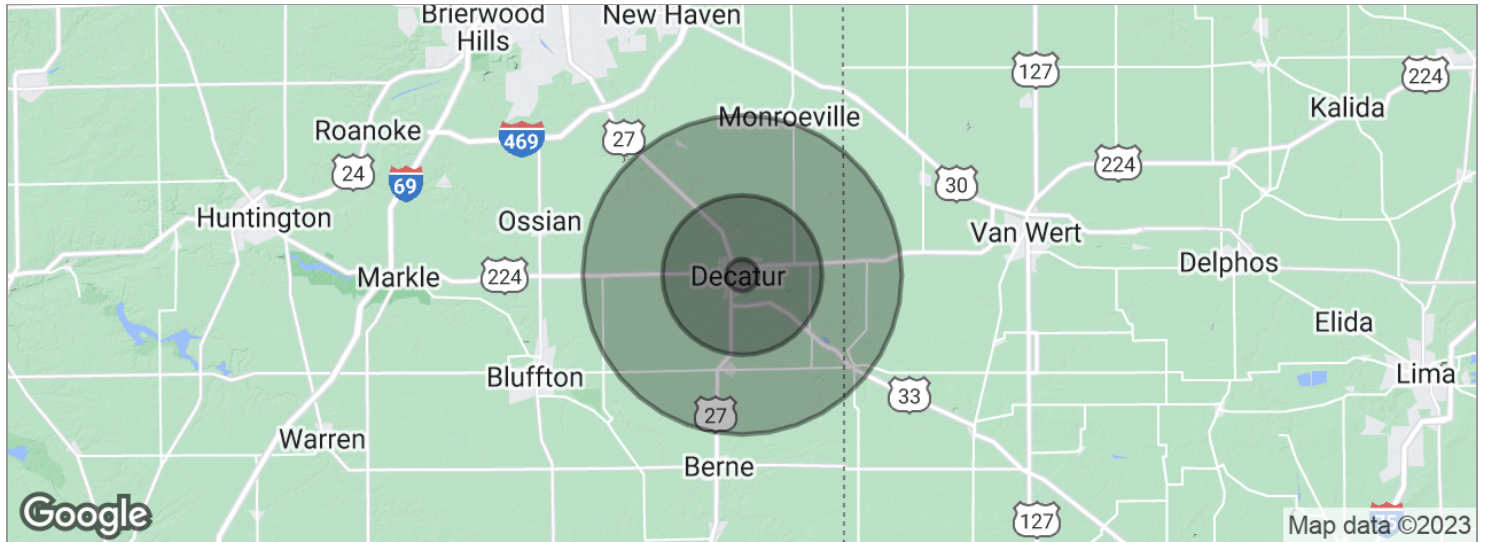
Location Maps



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,824	17,054	30,450
Median age	35.5	37.6	36.6
Median age [Male]	34.2	36.2	35.8
Median age [Female]	37.3	39.5	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	724	6,956	11,534
# of persons per HH	2.5	2.5	2.6
Average HH income	\$46,719	\$49,336	\$54,074
Average house value	\$104,678	\$109,211	\$120,783

* Demographic data derived from 2020 ACS - US Census



TROY REIMSCHISEL
Managing Director

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Troy Reimschisel serves as a Managing Director for SVN | Parke Group Fort Wayne specializing in the sale, acquisition, leasing and management of industrial and investment properties with almost 20 years of commercial real estate experience. Troy has earned the respect of clients, colleagues, peers and industry leaders for his dedicated commitment to always seek his clients' best interest and to treat colleagues and others with respect.



BILL BEARD
Advisor

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Bill Beard serves as a commercial real estate broker and advisor at SVN/Parke Group with over 26 years experience in corporate sales and nearly 20 years experience in commercial real estate sales. He has extended experience in all phases of the commercial real estate market including office, retail, and industrial with specialization in tenant representation. Bill is a graduate of Purdue University and a veteran of the of the U.S. Army.



JENNA MERRYMAN
Broker Assistant

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Jenna Merryman is a Broker Assistant/Production Partner. She graduated with a degree in General Studies with an emphasis in marketing and professional writing, which she utilized in the education and NPO industries before joining the SVN | Parke Group team. Jenna focuses on research, lead tracking/follow-up and marketing.