

GROUND LEASE OR BUILD TO SUIT AVAILABLE

# 987 US 51

SEC U.S. 51 & Marion Ave | Forsyth, IL



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### SPACE AVAILABLE

- Space A 2,400 SF *Proposed Medical*
- Space B 1,200 SF *Proposed Retail*
- Space C 2,200 SF *Proposed Restaurant*
- Space B 1,750 SF *Proposed Restaurant*

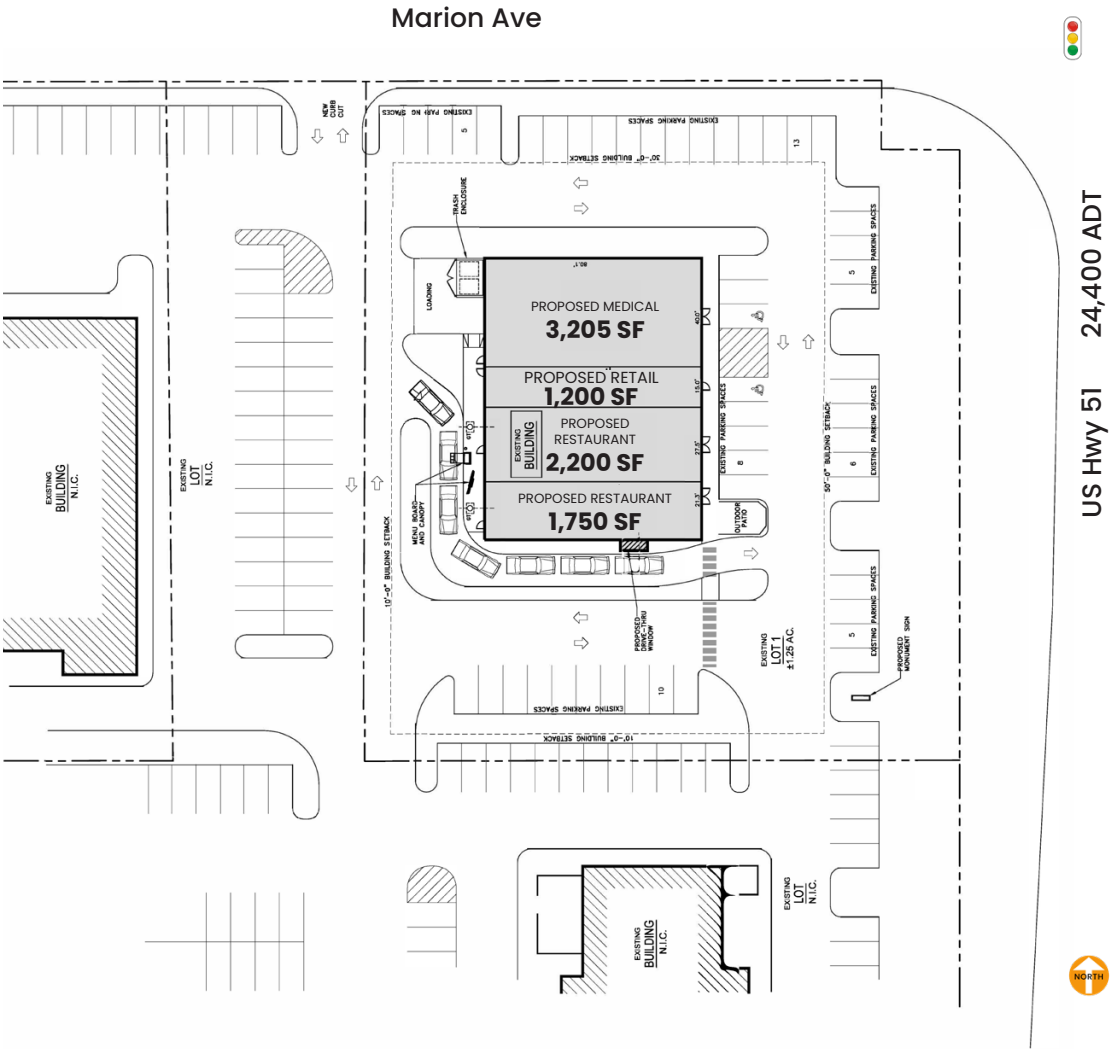
Up to 8,355 SF Flexible Space Available

### PROPERTY HIGHLIGHTS

- High visibility and signage along US Highway 51 (±24,400 VPD)
- Direct access and ample parking with easy ingress/egress
- Outlot of Hickory Point Mall and major national brands
- Located in Forsyth’s primary retail node, serving the greater Decatur area
- Surrounded by national retailers including Walmart, Lowe’s, Kohl’s, Target, and Menards
- Near I-72 and US-51 interchange – strong regional access
- Macon County location with business-friendly municipality and strong consumer draw

### DEMOGRAPHICS

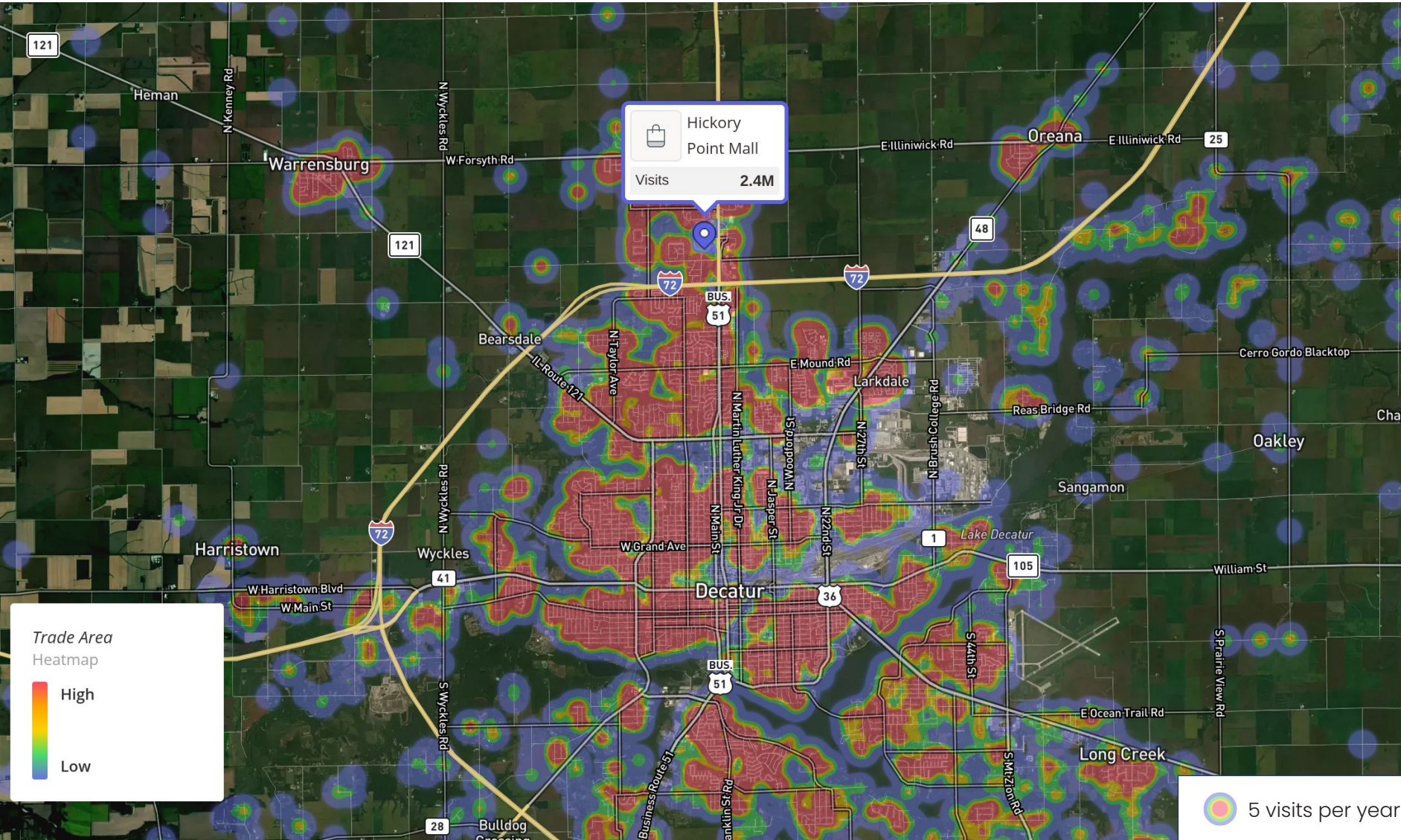
	5 Miles	10 Miles	20 Miles
Total Population	37,687	87,841	101,636
Average HH Income	\$75,491	\$81,723	\$84,429
Daytime Population	48,199	96,260	106,544



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5 visits per year\*

Subject Property

\*Data sourced from Placer.ai

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**A·R·C**  
REAL ESTATE



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**REALTY**  
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