



# 2799 N 22ND STREET

Decatur, Illinois 62526 • Freestanding Restaurant / QSR  
Redevelopment Opportunity

## AUCTION PUBLIC AUCTION SALE

STARTING BID  
**\$12,500**

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**\$12,500**

BUILDING SIZE  
**2,700 SF**

LOT SIZE  
**1.01 Acres**

FRONTAGE  
**225+ Feet**

### INVESTMENT OVERVIEW

Hawkeye Commercial Real Estate is pleased to present 2799 N 22nd Street in Decatur, Illinois — a 2,700-square-foot vacant restaurant on a 1.01-acre commercial parcel with over 225 feet of direct frontage, going to **public auction with bidding starting at just \$12,500**. Positioned just 10 minutes north of Downtown Decatur, the property offers a premier user opportunity to repurpose the second-generation building of a former McDonald's, equipped with a two-window drive-thru, large glass storefront windows, a spacious dining area with booth seating, a point-of-sale counter, and a commercial kitchen. With over 40 surface parking spaces and two curb cuts in place off N 22nd Street for easy ingress/egress, the property is visible to more than 16,000 daily passing vehicles and offers a streamlined path to opening and serving customers well below replacement cost.

**2,700**  
SQUARE FEET

**1.01**  
ACRE PARCEL

**225+**  
FT FRONTAGE

**16,000+**  
VEHICLES / DAY

### INVESTMENT HIGHLIGHTS

- **Going to public auction** — starting bid of just **\$12,500**, well below replacement cost for a fully-equipped restaurant building
- **Premier user opportunity** to repurpose the second-generation restaurant building of a former McDonald's, equipped with a commercial kitchen
- Visible to **more than 16,000 daily passing vehicles** along N 22nd Street and easily accessible with two curb cuts in place
- Benefits from synergy off **E Pershing Road**, a commercial corridor lined with national retailers, QSR, and big-box grocery stores
- Existing infrastructure includes a **two-window drive-thru**, large glass storefront windows, dining area with booth seating, POS counter, and commercial kitchen
- **Over 40 surface parking spaces** on a 1.01-acre parcel with 225+ feet of direct frontage
- Located approximately **10 minutes north of Downtown Decatur**
- 10-mile trade area supports nearly **95,000 residents** and **\$1.1 billion** in annual spending power

#### PROPERTY FEATURES



**Two-Window  
Drive-Thru**



**Commercial  
Kitchen**



**40+ Surface  
Parking Spaces**



**225+ FT  
Direct Frontage**



### LOCATION OVERVIEW

The subject is located just off the N 22nd Street and E Pershing Road interchange, enabling high daily traffic counts and robust commercial synergy. Walgreens, Kroger, Taco Bell, Planet Fitness, Qdoba, Dollar Tree, Popeyes, and UPS are just a few of the national tenants anchoring the corridor. Ten-mile demographics indicate a growing population of nearly 95,000 residents and over 40,400 households, with average household income exceeding \$80,700 and annual spending power topping \$1.1 billion — food and beverage spending alone accounts for nearly \$300 million. Restaurant operators seeking a high-visibility location are encouraged to capitalize on this rare opportunity to establish or expand their presence at 2799 N 22nd Street.

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