

304 S FRANKLIN ST
DECATUR, ILLINOIS

FLOOR PLAN:

The tenant layout is as follows:

| Suite | Tenant | Level | SF |
|-------|--------------------|-----------|--------|
| 1 | Wells Fargo | 1st & 2nd | 832 |
| 2 | Joan Winters | Main | 280 |
| 3 | Joanies | Main | 143 |
| 4 | Beauty & the Beast | Main | 455 |
| 5 | Joan Winters | Main | 280 |
| 5 | Joan Winters | Second | 300 |
| 6 | Joan Winters | 1st & 2nd | 784 |
| 7 | Gabriela's | Second | 751 |
| 7 | Gabriela's Coffee | Main | 680 |
| 8 | Franklin Travel | 1st & 2nd | 3,760 |
| 9 | Available | Main | 288 |
| 10 | Winters Gallery | Main | 288 |
| 11 | Joan Winters | Main | 408 |
| 12 | The Magic Touch | Second | 680 |
| 13 | Common Area | Second | 315 |
| 13 | Gorgeous Styling | Second | 1,400 |
| 14 | Tita's Café | Main | 2,175 |
| 15 | Available | Main | 492 |
| 0 | Storage | Main | 100 |
| 18 | Total | | 14,411 |

There are two 3-fixture rest rooms on the main level and one 3-fixture rest room on the upper level.

EXTERIOR:

Brick and concrete block foundation and walls, stone veneer wainscot, fixed windows, double hung restaurant window, main section with barrel roof, built-up paper and tar roof, small flat roof section, insulated roof, and two sky lights.

INTERIOR:

Small basement area with concrete floor, 7' ceiling height, used for storage and mechanical area. Balance of building is on concrete slab, main level with carpeted and tile finish flooring, shop ceiling height at 8', main entry ceiling height up to 20', plasterboard walls and partitions, plasterboard and suspended acoustical tile ceilings.

Second floor is of similar finish with carpeted and tile floors, 8' ceiling height, plasterboard and paneled walls and partitions, and plasterboard ceilings. There is one stairway from main level to the basement and several stairways from the main level to the second floor units.

MECHANICAL:

Restaurant has forced air furnace with the remainder having roof mounted heating and air conditioning units, heat is natural gas fired. Building has standard plumbing, two 50-gallon A.O. Smith water heaters, and several smaller units, wet sprinkler system for part of restaurant, 400-ampere electric panel, suspended and flush mounted fluorescent lighting.

OUTSIDE:

Front sign and asphalt parking area with 79 marked spaces.

EAST WASHINGTON STREET

FRANKLIN MALL
304 South Franklin Street
Decatur, Illinois

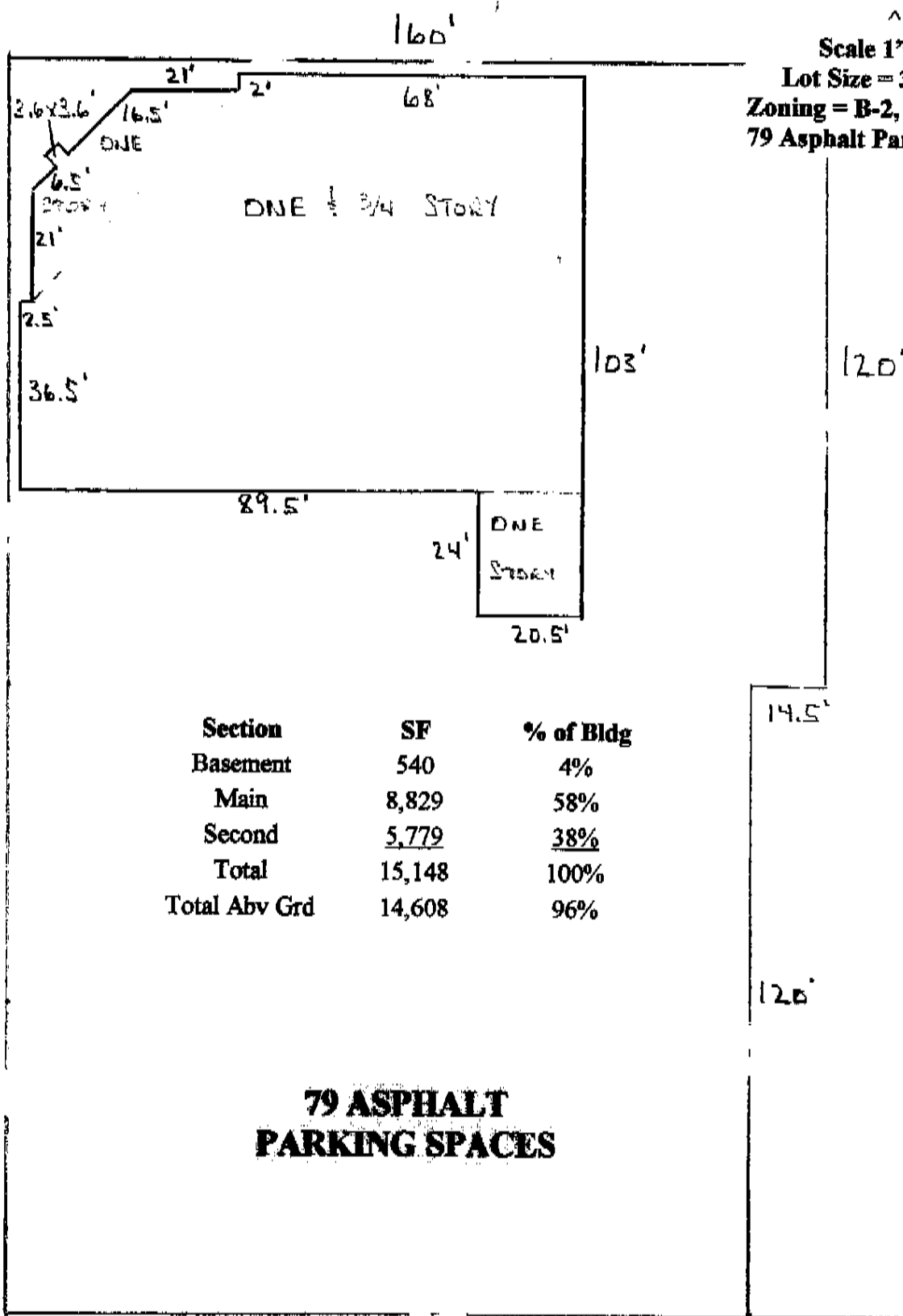
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Scale 1" = 30'

Lot Size = 36,660 SF
Zoning = B-2, Commercial
79 Asphalt Parking Spaces

SOUTH FRANKLIN STREET - N. BOUND RT. 51

240'



| Section | SF | % of Bldg |
|---------------|--------------|------------|
| Basement | 540 | 4% |
| Main | 8,829 | 58% |
| Second | <u>5,779</u> | <u>38%</u> |
| Total | 15,148 | 100% |
| Total Abv Grd | 14,608 | 96% |

**79 ASPHALT
PARKING SPACES**

145.5'

EAST MACON STREET

**304 S FRANKLIN ST
DECATUR, ILLINOIS**



Front of Franklin Mall from the southwest

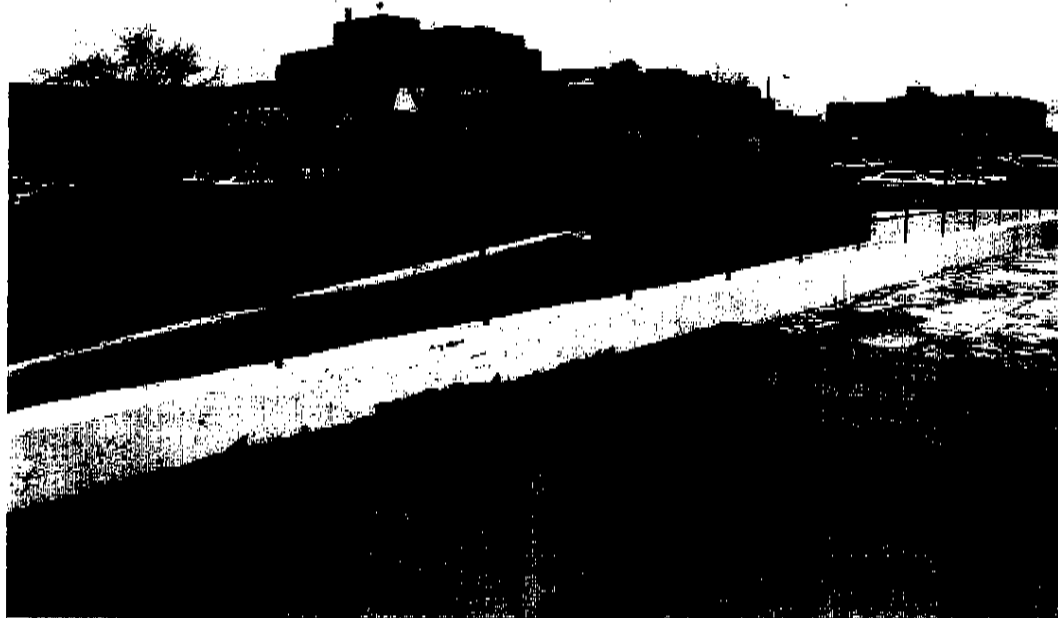


Front of mall from the northwest

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DECATUR, ILLINOIS**

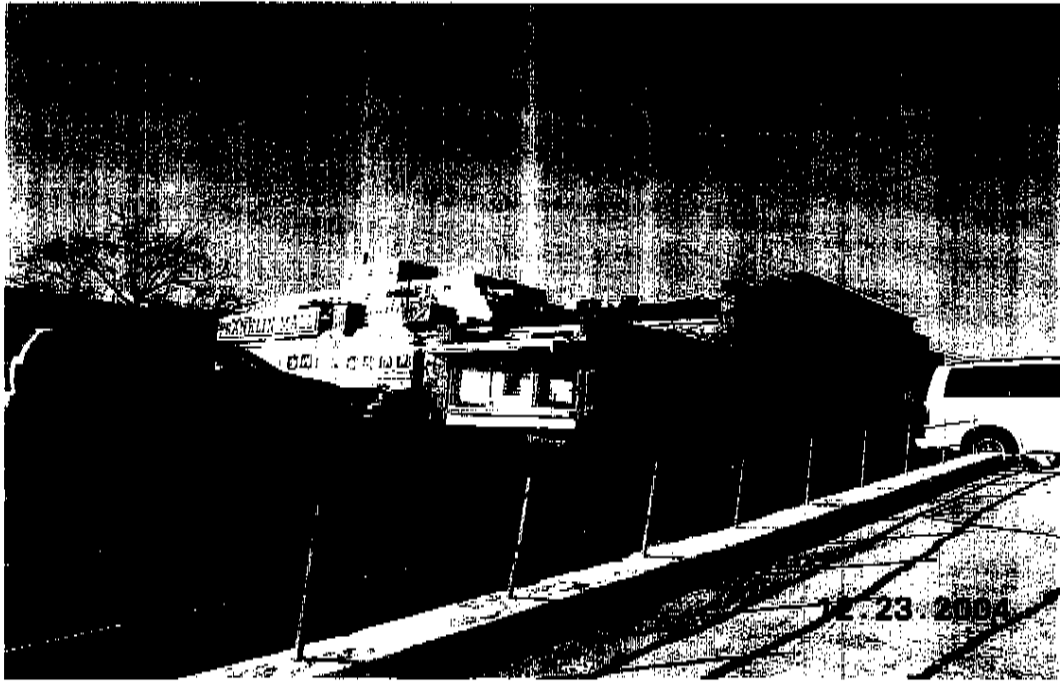


Rear of mall from the northeast

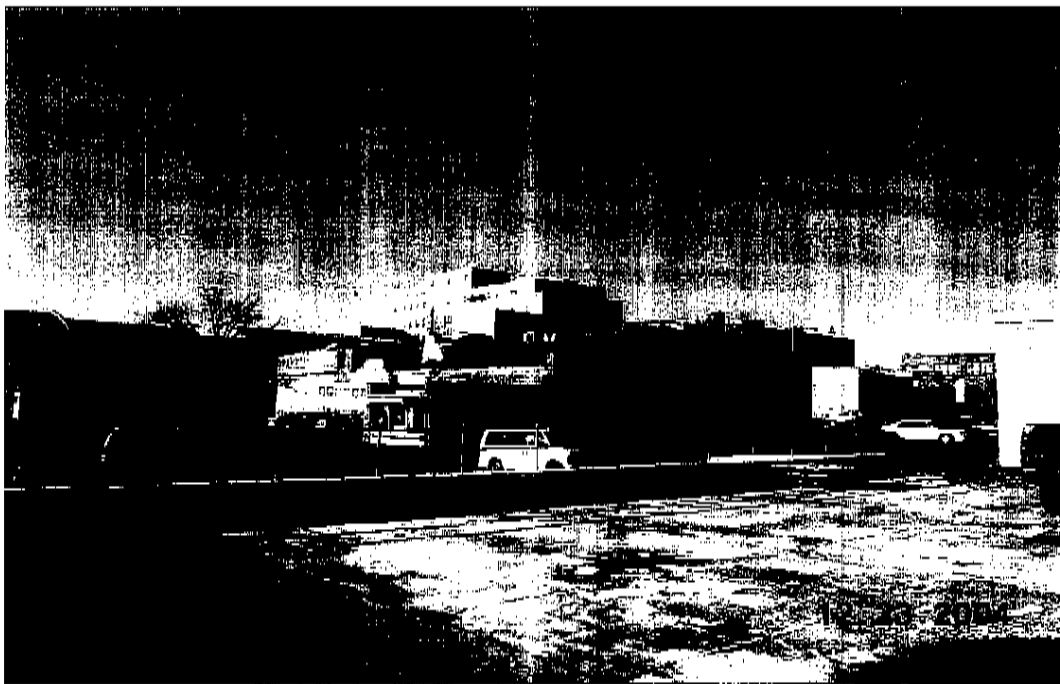


Rear of mall from the southeast

**304 S FRANKLIN ST
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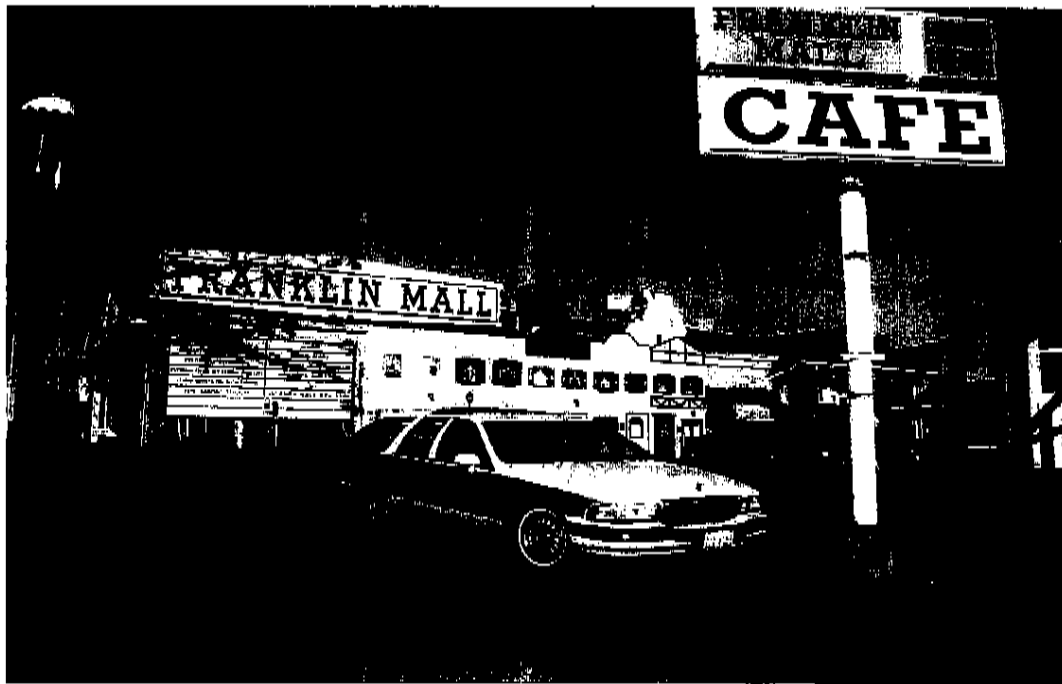


Rear of mall from the southeast

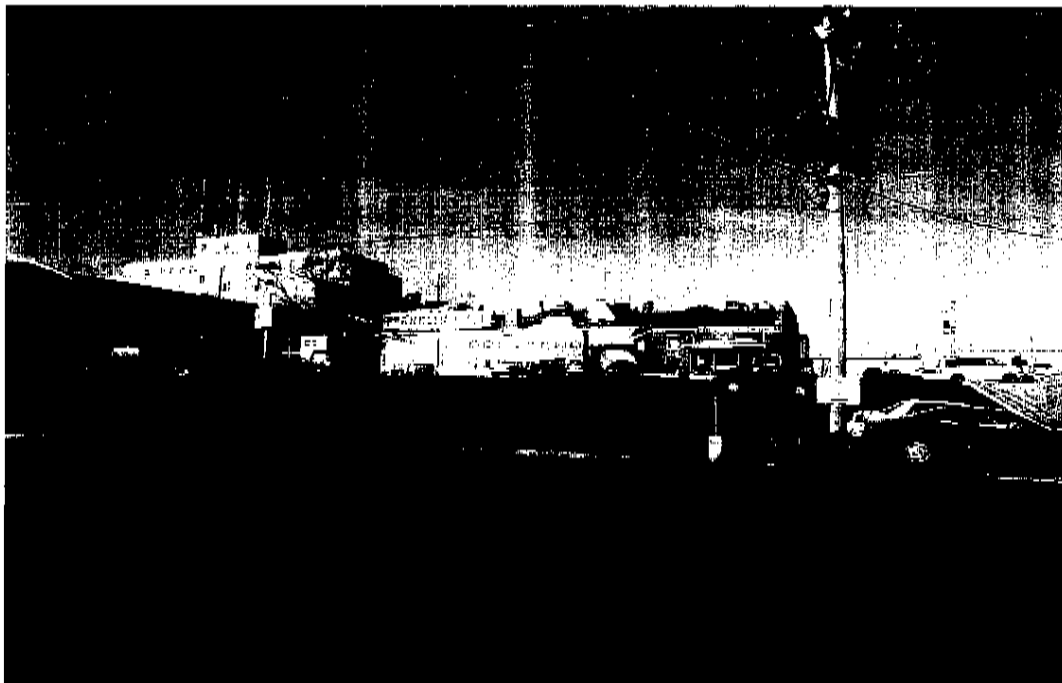


Rear of mall from the southeast

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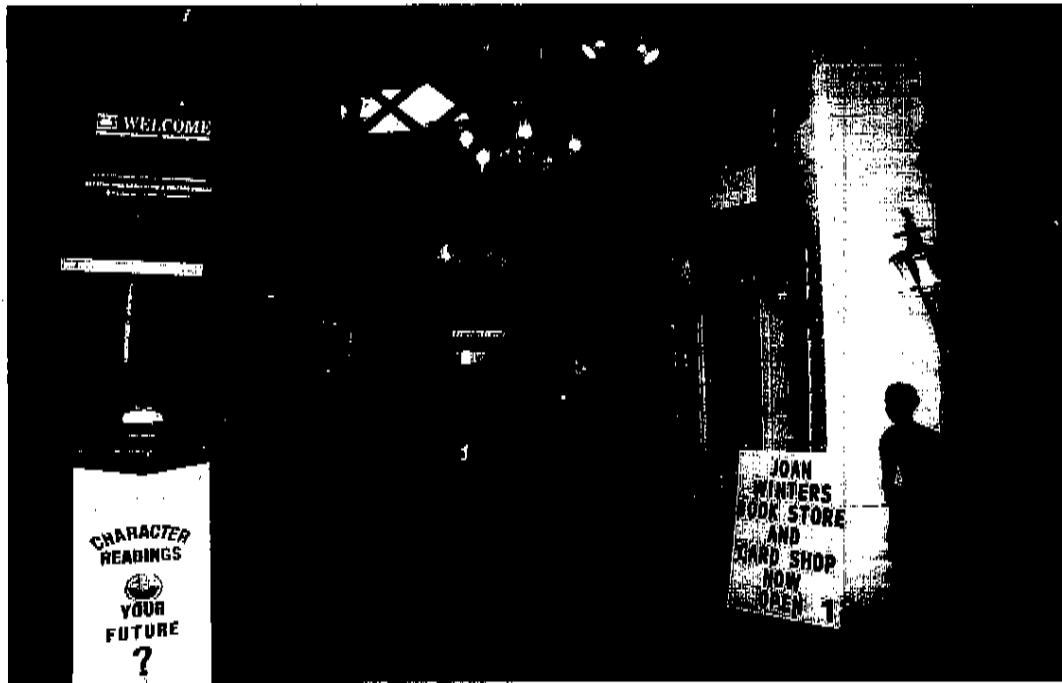


South elevation of mall from the southeast



Parking lot from the south

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Main entry



Café

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Second floor unit



Second floor unit

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Franklin Street from the south

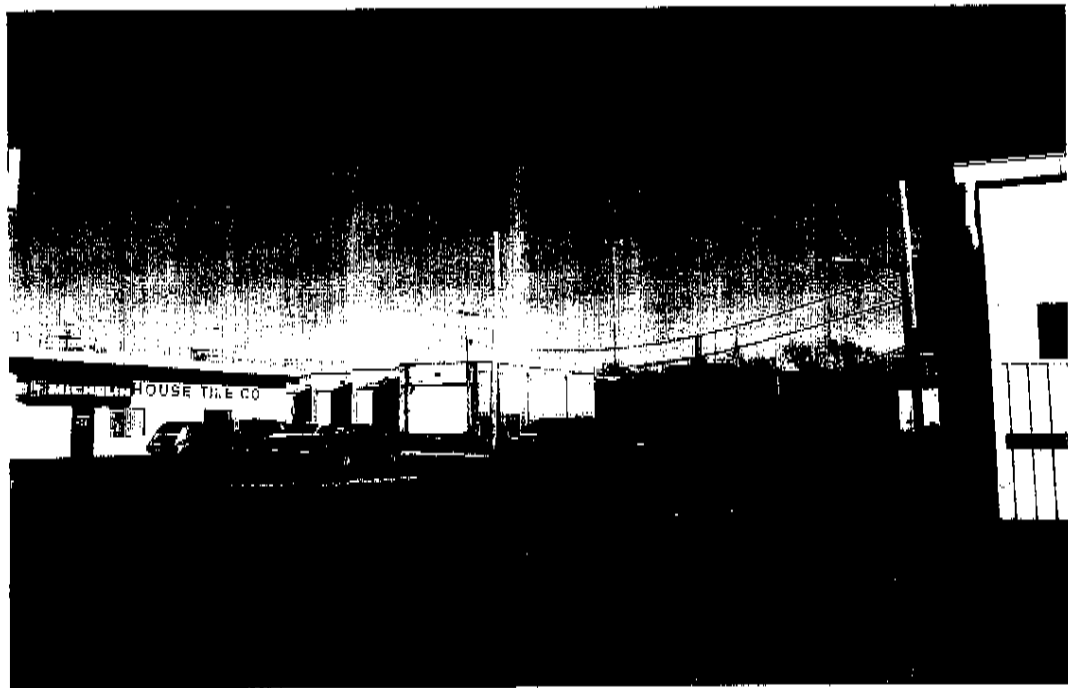


Franklin Street from the south

**304 S FRANKLIN ST
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Macon Street from the east



Macon Street from the west