

## Lincoln Town Center - Retail/Office for Lease

1475 Woodlawn Rd, Lincoln, Illinois 62656  
Logan County

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### Property Description

#### Lincoln Town Center

(3) Office/Retail Spaces for Lease. Join Cricket Wireless, Fantastic Sam's, Bard Optical, VIP Smoke Shop, AT&T and Dotty's.

Suite 1469 - 1,400 SF - End Cap Space

Suite 1475 - 38,826 SF Space is a former grocery store with 2 Dock Doors.

Suite 1479A - 5,000 SF

Center is located in a prime location with excellent visibility - 10,300 ADT

**Lease Rate: \$14.00/SF, NNN**

**NNN Expenses: \$2.73/SF**

### Basic Details

Listing No:	2533
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Retail, Retail - Grocery/Convenience Store, Retail - Shopping Center
Building Size (Sqft):	57,026 Sqft.

### Square Foot Information

Building Total Sqft:	57,026 Sqft.
Total Sqft Available:	45,226 Sqft.
Office:	45,226 Sqft.
Retail:	45,226 Sqft.
Min Divisible Sqft:	1,400 Sqft.
Max Contiguous Sqft:	38,826 Sqft.

Total Sqft Available:	45,226 Sqft.
Lease Rate:	\$14.00 Per Sqft
Lease Type:	NNN
Net Charges:	2.73

### Property Information

Parcel No:	12-840-003-00
Zoning:	C-2
Zoning By:	Lincoln
Complex:	Lincoln Town Center
Enterprise Zone:	Yes
Parking:	Shared Lot
Parking Surface Type:	Concrete
Property Tax:	\$49,636.90
Tax Year:	2020
Traffic Count:	10,300