

## Lincoln Town Center - Retail/Office for Lease

1475 Woodlawn Rd, Lincoln, Illinois 62656  
Logan County

**Collin Fischer - CCIM**

Phone: 618-420-2376

Email: collinf@barbermurphy.com



### 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.                                                                     |
| Total Sqft Available: | 45,226 Sqft.                                                                     |
| Lease Rate:           | \$14.00 Per Sqft                                                                 |
| Lease Type:           | NNN                                                                              |
| Net Charges:          | 2.08                                                                             |

### Address

|                |          |
|----------------|----------|
| Country:       | US       |
| State:         | IL       |
| County:        | Logan    |
| City:          | Lincoln  |
| Zipcode:       | 62656    |
| Street Number: | 1475     |
| Street:        | Woodlawn |
| Street Suffix: | Rd       |

### 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. |

### 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 |

---

©2021 All Rights Reserved - BarberMurphy Group