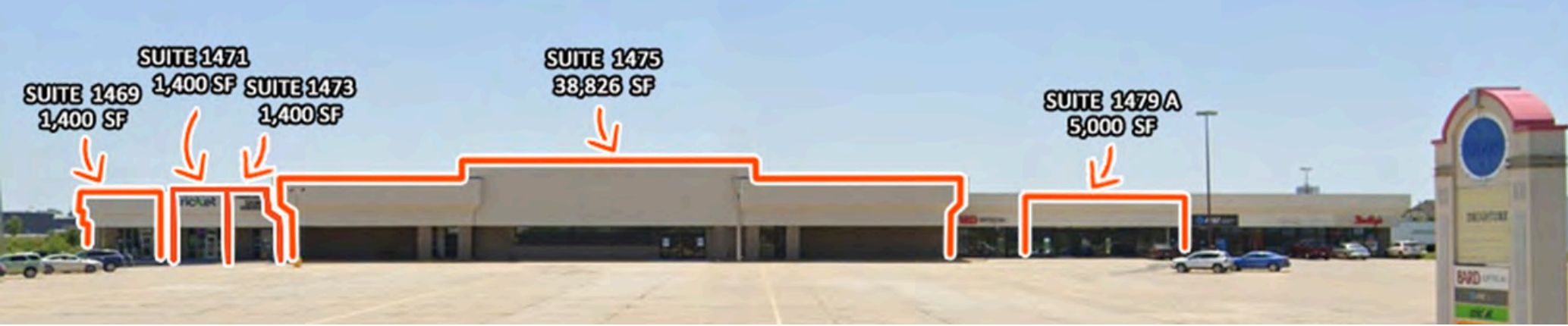


LINCOLN TOWN CENTER - OFFICE/RETAIL SPACE FOR LEASE

1475 Woodlawn Rd., Lincoln, IL 62656



SUITE	TENANT	SF
1469	AVAILABLE	1,400
1471	AVAILABLE	1,400
1473	AVAILABLE	1,400
1475	AVAILABLE	38,826
1477	Bard Optical	2,000
1479 A	AVAILABLE	5,000
1479 B	AT&T	3,000
1481	VIP Smoke Shop	2,000
1487	Dotty's	2,000

BARBERMURPHY
 COMMERCIAL REAL ESTATE SOLUTIONS
 1173 Fortune Blvd., Shiloh, IL 62269
 618.277.4400 BARBERMURPHY.COM

Collin Fischer - CCIM, SIOR
 Designated Managing Broker
 Office: (618) 277-4400 (Ext. 20)
 Cell: (618) 420-2376
 collinf@barbermurphy.com



AREA MAP & PROPERTY INFORMATION

1475 Woodlawn Rd., Lincoln, IL 62656



- 57,000 SF Retail Center
- 1,400 - 43,026 Contiguous SF Available
- (2) Dock Doors available on large vacancy
- Prime location with excellent visibility
- Great access from Woodlawn Rd

LEASE RATE: \$14.00/SF, NNN

NNN Expenses: \$2.08/SF

	5 Min	10 Min	15 Min
Population	9,050	15,800	21,377
HH Income	\$73,200	\$76,700	\$78,400

OFFICE/RETAIL SUMMARY PAGE

1475 WOODLAWN RD

LISTING # 2533

LOCATION DETAILS:

Parcel # 12-840-003-00

Zoning: C-2 - Lincoln

PROPERTY OVERVIEW:

Building SF: 57,026

Vacant SF: 52,026

Min Divisible SF: 1,400

Max Contig SF: 38,826

Retail SF: 52,026

Lot Size: 7.30 Acres

Parking Surface Type: Concrete

STRUCTURAL DATA:

Renovated: 2017

Building Class: B



LEASE INFORMATION:

Lease Rate: \$14.00

Lease Type: NNN

NNN Expenses: \$2.73

FINANCIAL INFORMATION:

Taxes: \$39,889.42

Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 10,300

PROPERTY DESCRIPTION:

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 1471 - 1,400 SF

Suite 1473 - 1,400 SF

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

Suite 1479A - 5,000 SF