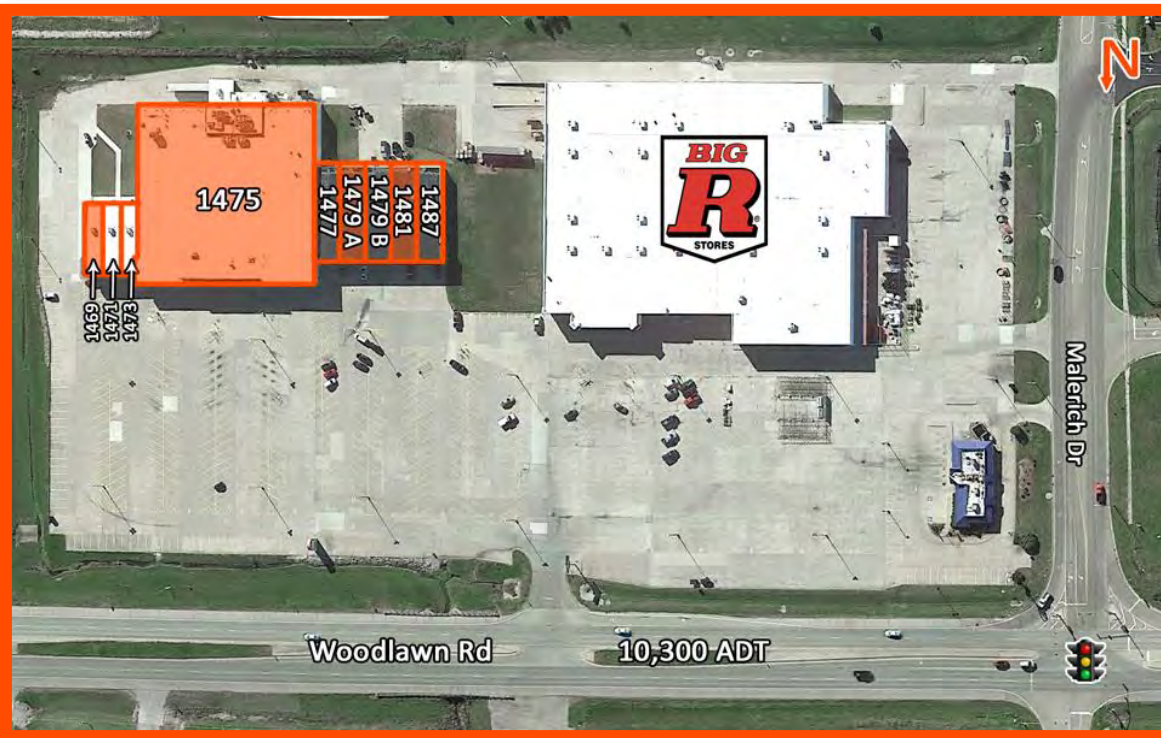


LINCOLN TOWN CENTER – RETAIL/OFFICE SPACE FOR LEASE

1475 Woodlawn Rd., Lincoln, IL 62656



SUITE	TENANT	SF
1469	AVAILABLE	1,400
1471	Cricket	1,400
1473	Fantastic Sam's	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
C: 618.420.2376
CollinF@barbermurphy.com





- 57,000 SF Retail Center
- 1,400 – 38,826 Contiguous SF Available
- (2) Dock Doors available on large vacancy
- Prime Location with Excellent Visibility
- Great access from Woodlawn Rd.

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

LEASE RATE: \$14.00/SF, NNN

NNN Expenses: \$2.73/SF

Listing No: 2533

Retail

Lincoln Town Center
1475 Woodlawn Rd
Lincoln, IL 62656

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$14.00
Lease Type: NNN
Net Charges: \$2.74
CAM Charges:
Lease Term:

Leasing Comments:

Tenant Improvements Negotiable

Total SF Available: 45,226 SF
Min Divisible SF: 1,400 SF

SQUARE FOOT INFO:

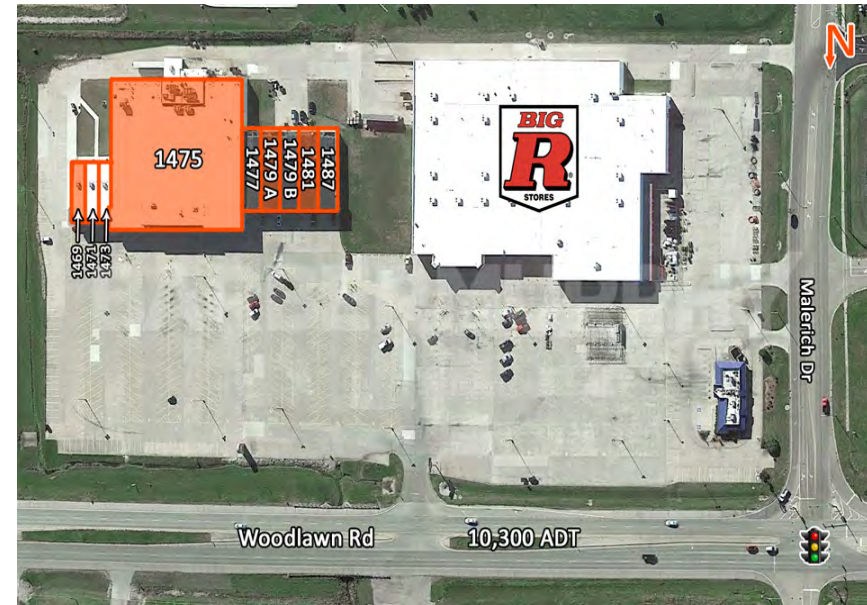
Building Total: 57,026 SF
Total Available: 45,226 SF
Direct Lease: 45,226 SF
Sublease: 0 SF
Office: 0 SF
Retail: 45,226 SF
Min Divisible: 1,400 SF
Max Contiguous: 38,826 SF

LAND MEASUREMENTS:

Acres: 7.30
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No: 12-840-003-00	TIF: No	Parking:	
County:	Enterprise Zone: Yes	Surface Type:	Concrete
Zoning: C-2	Survey: No	Traffic Count:	10300
Zoning By: Lincoln	Environmental: No	Property Tax:	\$49,636.90
Complex: Lincoln Town Center	Archaeological: No	Tax Year:	2020
Prior Use:			



Comments

Dock Doors on large Vacancy

STRUCTURAL DATA:

Year Built:	Clearance Min:	Exterior:
Rehab Year: 2017	Clearance Max:	Bay Spacing:
Floors:	Floor Drains:	Sprinklers:
Class: B		

Listing Broker(s)

Collin Fischer CCIM
Office: (618) 277-4400
collinf@barbermurphy.com
Cell: (618) 420-2376