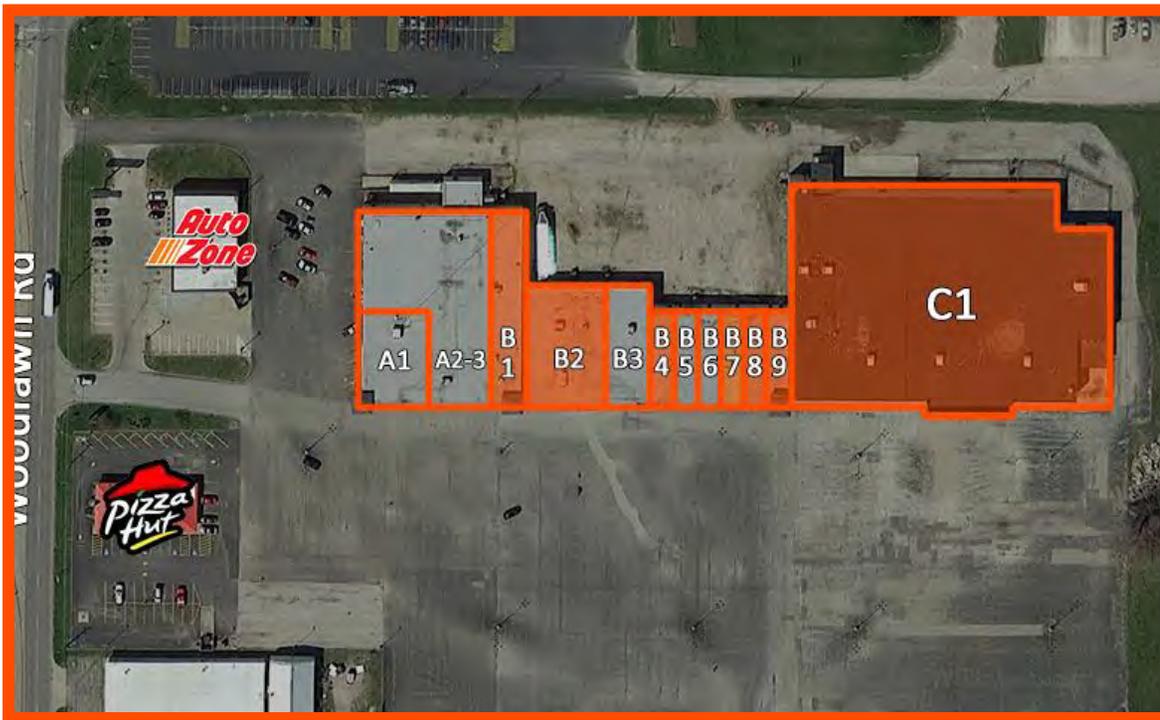


HERITAGE PLAZA – RETAIL/OFFICE SPACE FOR LEASE

1210 Woodlawn Rd., Lincoln, IL 62656



SUITE	TENANT	SF
A1	Dollar General	6,844
A2 – A3	Goodwill	18,633
B1	AVAILABLE	5,240
B2	AVAILABLE	2,760
B3	Memorial Home Services	4,000
B4	AVAILABLE	1,600
B5	Nail Salon	1,600
B6	Elsa's	1,638
B7	AVAILABLE	2,442
B8	AVAILABLE	1,600
B9	AVAILABLE	1,200
C1	AVAILABLE	54,343

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

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CollinF@barbermurphy.com





- 101,900 SF Retail Center
- 1,200 – 54,343 SF Available for Lease
- (2) Dock Doors available on large vacancy
- Join Dollar General & Goodwill
- Great access from Route 66 & Woodlawn Rd.

	5 Min	10 Min	15 Min
Population	6,350	15,800	17,500
HH Income	\$51,000	\$53,000	\$54,500

LEASE RATE: \$10.00/SF, NNN

NNN Expenses: \$1.64/SF

Listing No: 2534

Retail

Heritage Plaza
1200 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: \$10.00/SF
Lease Type: NNN
Net Charges: \$1.64
CAM Charges:
Lease Term:

Leasing Comments:

Tenant Improvements Negotiable

Total SF Available: 69,185 SF
Min Divisible SF: 1,200 SF

SQUARE FOOT INFO:

Building Total: 101,900 SF
Total Available: 69,185 SF
Direct Lease: 69,185 SF
Sublease: 0 SF
Office: 0 SF
Retail: 69,185 SF
Min Divisible: 1,200 SF
Max Contiguous: 54,343 SF

LAND MEASUREMENTS:

Acres: 12.75
Frontage: 700 FT
Depth: 600 FT

PROPERTY INFORMATION:

Parcel No: 12-026-008-10	TIF: No	Parking:
County:	Enterprise Zone: Yes	Surface Type:
Zoning: C-2	Survey: No	Traffic Count: 10,300
Zoning By: Lincoln	Environmental: No	Property Tax: \$46,198.94
Complex: Heritage Plaza	Archaeological: No	Tax Year: 2020
Prior Use:		



Comments

Dock doors available on large vacancy

STRUCTURAL DATA:

Year Built:	Clearance Min:	Exterior:
Rehab Year:	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class: B		

Listing Broker(s)

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Cell: (618) 420-2376