



FOR SALE OR LEASE

Former QSR with Drive-Thru

2310 Lincoln Avenue | Charleston, IL 61920

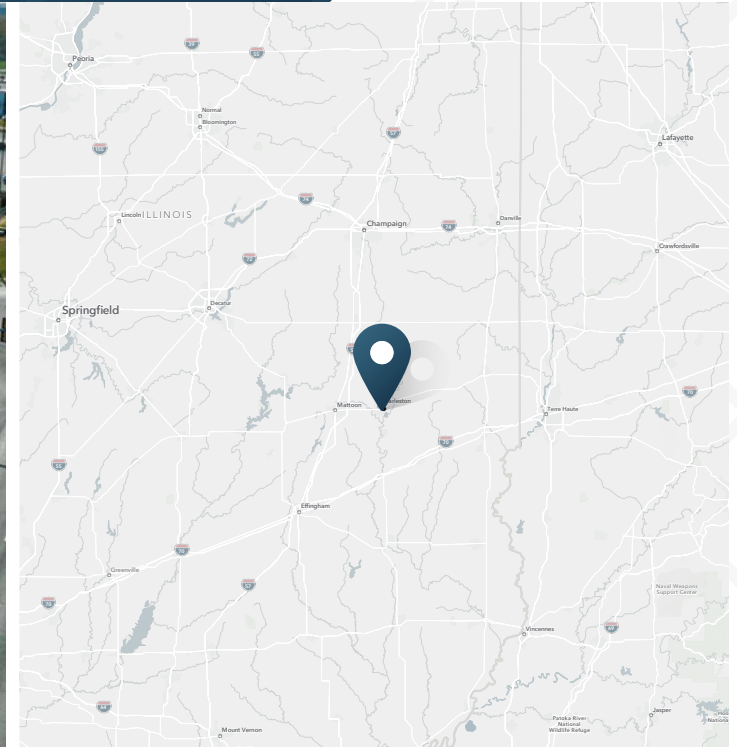


Former QSR with Drive-Thru

2310 Lincoln Avenue | Charleston, IL 61920



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3,160 SF

Available

1.32 AC

Land

ABOUT THE PROPERTY

- 3,160 SF Freestanding Former QSR with Drive-Thru on 1.32 AC in Charleston, IL
- Situated on Lincoln Avenue, a major thoroughfare with over 10,300 daily vehicles.
- High tenant synergy with nearby national brands like Chick-fil-A, Starbucks, McDonald's, Taco Bell, Arby's, and Dunkin'.
- Located as an outparcel at the signalized hard corner intersection of Walmart Supercenter's entrance
- Significant crossover retail traffic from Walmart and ALDI grocery store across the street.
- Close to residential areas including Campus Pointe Apartments (337 units) and Eastern Illinois University (7,000+ students), one mile away.

NEARBY



FOR LEASE CONTACT

Ed Bonacker

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FOR SALE CONTACT

Kaylan Knitowski

Franklin Street
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TRAFFIC COUNTS

Lincoln Avenue, adjacent to Site
W Lincoln Avenue, W of Site
I-57, NW of Site

Year: 2023 | Source: IDOT

5,300 VPD
19,800 VPD
22,700 VPD

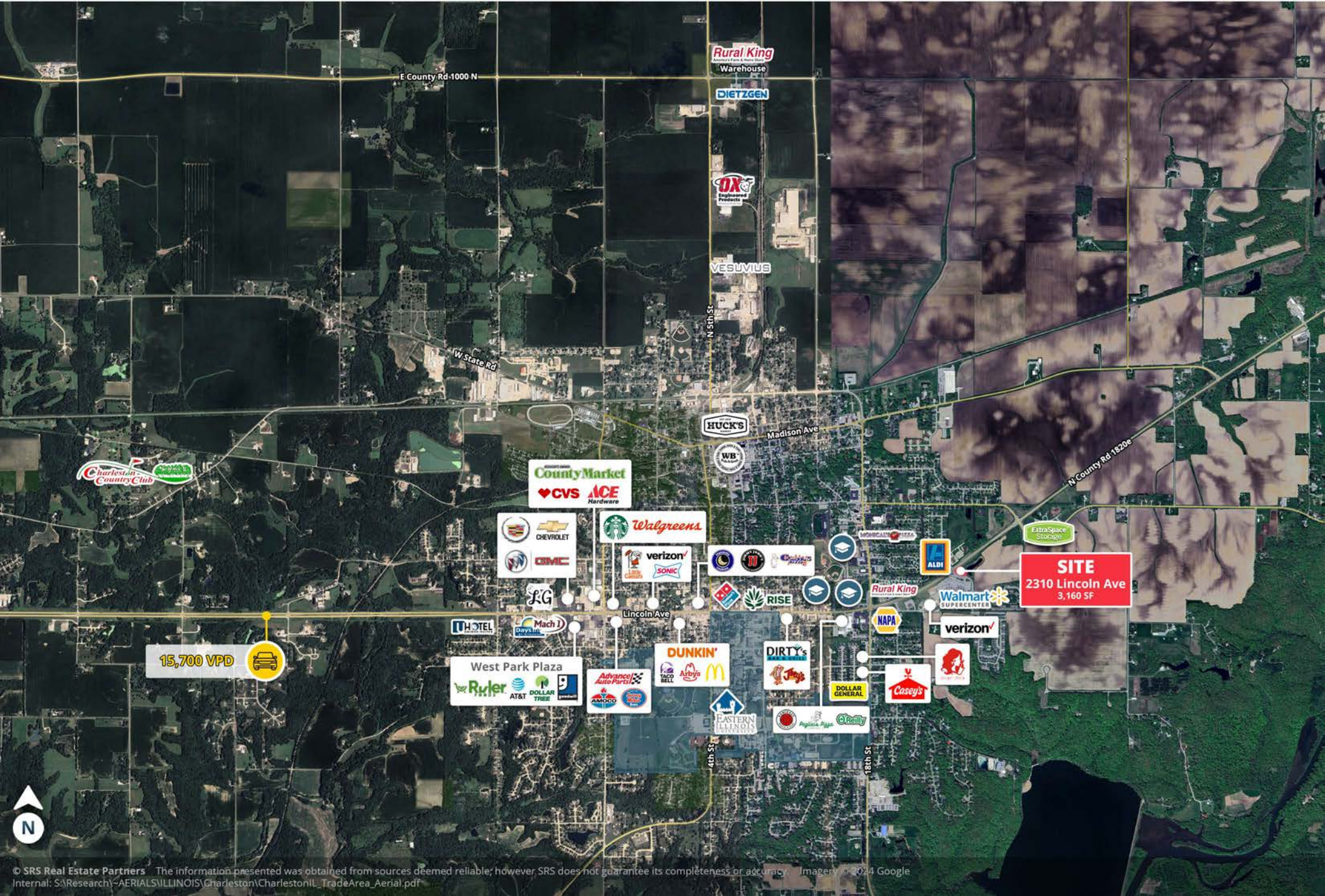
Former QSR with Drive-Thru

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Charleston Trade Area

Charleston Trade Area



Lincoln Ave & 18th St

Charleston, IL





SITE
2310 Lincoln Ave
3,160 SF

MURPHY
USA

Former QSR with Drive-Thru

2310 Lincoln Avenue | Charleston, IL 61920



DEMOGRAPHIC HIGHLIGHTS

3 MILES

16,030 Population	13,502 Total Daytime Population	\$74,176 Average Household Income	6,656 Total Households
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5 MILES

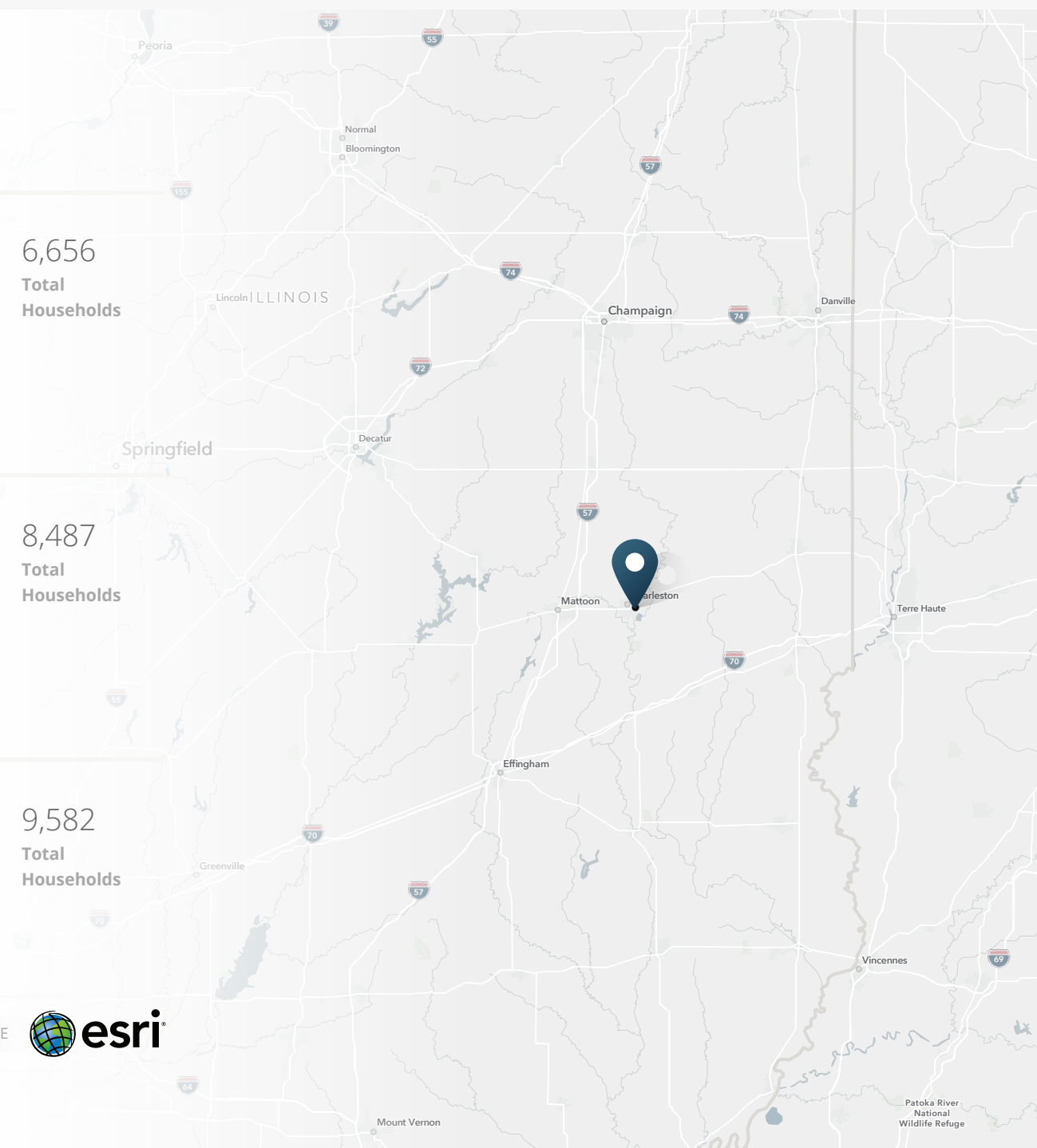
19,929 Population	20,720 Total Daytime Population	\$79,491 Average Household Income	8,487 Total Households
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7 MILES

22,371 Population	24,628 Total Daytime Population	\$83,070 Average Household Income	9,582 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Nearby POI: Walmart Supercenter

2310 Lincoln Avenue | Charleston, IL 61920



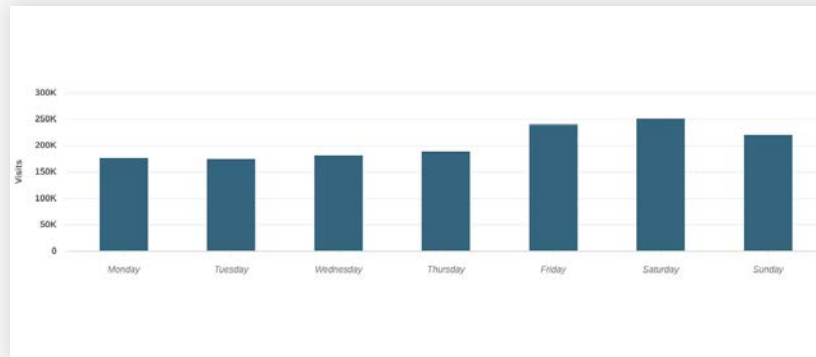
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

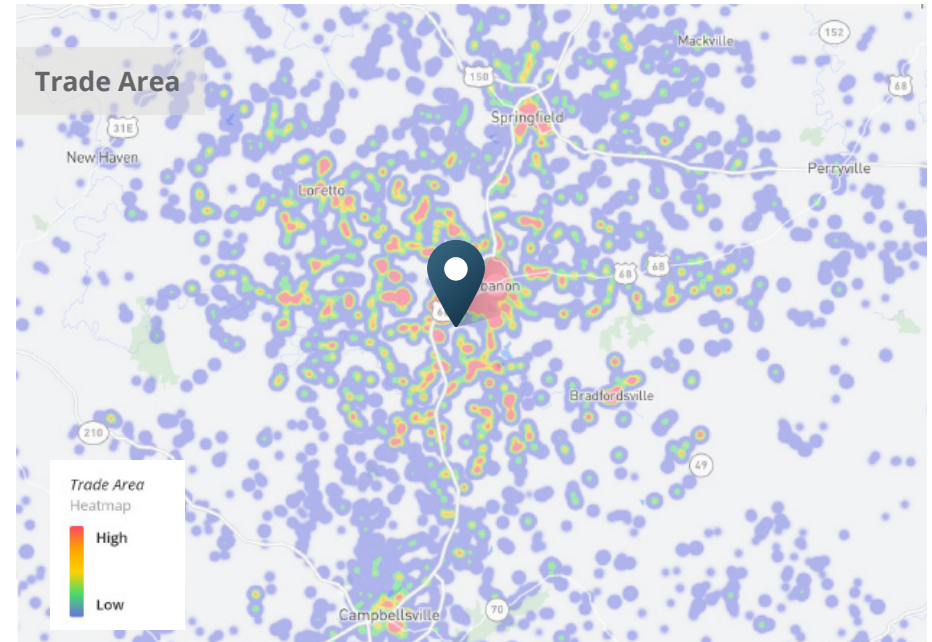
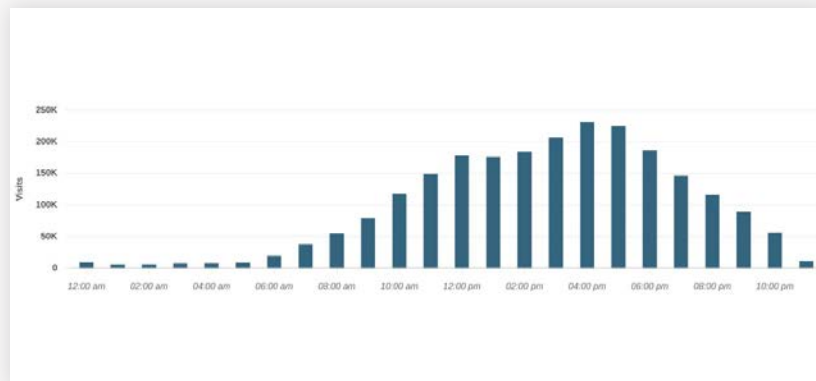
11/16/2023 - 11/15/2024

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
99K	1.4M	14.55

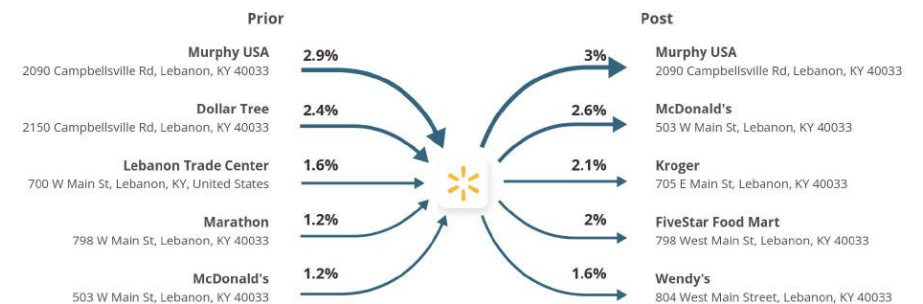
Daily Visits



Hourly Visits



Customer Journey



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SOURCE



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