

FOR LEASE OR SALE

# Walmart Outparcel

1.13-1.32 AC Available

RETAIL



## PROPERTY INFO

100 LINCOLN AVE,  
BEARDSTOWN, IL 62618  
STORE #1451

- + Walmart Outparcels Available
  - Three outparcels along I-125
- + C-2 Zoning
- + Nearby student population
  - Located 1 mile from Lincoln Land Community College with an enrollment of 14,000 students
  - Less than 2 miles from Beardstown High School
- + 10,500 average vehicles per day on IL-125



### Total Population

5 Minutes	4,364
10 Minutes	7,142
15 Minutes	9,808

### Number of Households

5 Minutes	1,576
10 Minutes	2,658
15 Minutes	3,774

### Average HH Income

5 Minutes	\$66,903
10 Minutes	\$67,499
15 Minutes	\$72,529

Source: Esri, 2024 Estimates

## CONTACT US

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 SITE PLAN



100 LINCOLN AVE, BEARDSTOWN, IL 62618

[www.cbre.us/walmart](http://www.cbre.us/walmart)

Walmart  
Realty 

CBRE

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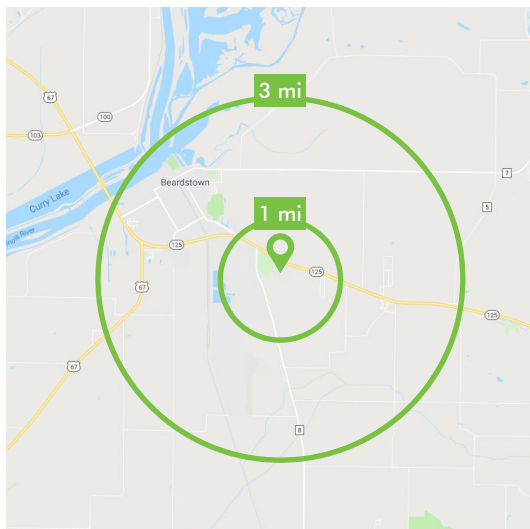
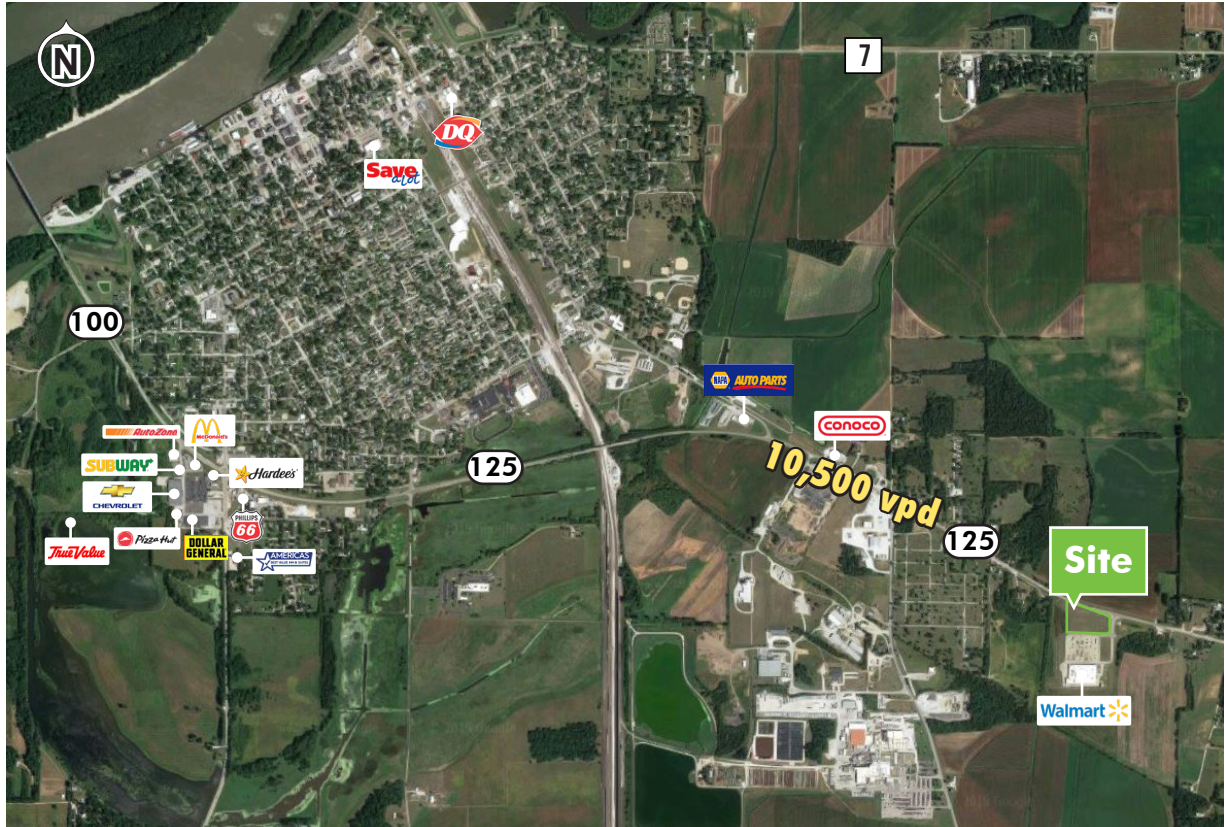
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## RETAIL TRADE AREA



### Demographics

	1 Mile	3 Miles	5 Miles
Total Population	323	6,980	7,449
Number of Households	140	2,587	2,786
Average HH Income	\$77,251	\$66,355	\$68,002

Source: Esri, 2024 Estimates