

Available for Lease

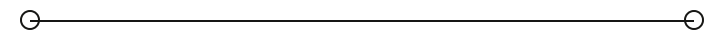


LEASE

**1308 Woodlawn Rd. -
Retail Strip Center**

1308 WOODLAWN ROAD

Lincoln, IL 62656



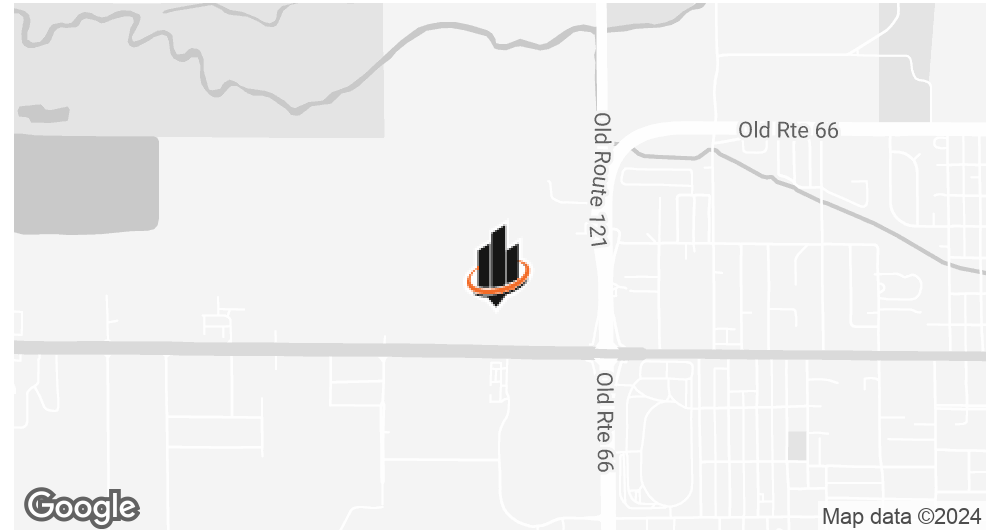
PRESENTED BY:

JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$11.50 SF/yr (MG)
BUILDING SIZE:	30,000 SF
AVAILABLE SF:	9,464 SF
ZONING:	C-2
APN:	12-026-003-00

PROPERTY OVERVIEW

Retail Strip Center looking to fill the last available space within the building! This building offers approx. 9,464 sq ft of available space for lease with an open floor plan ready for numerous retail opportunities. Dividing the space could be an option for someone seeking a smaller floor plan. This property is located on Woodlawn Road which offers one the highest traffic counts in Lincoln. The space includes two dock doors, restrooms and a back office space. Plenty of employee and customer parking on a huge lot. The easy access to the interstate is a bonus! Tenant pays all utilities. Exterior freshly painted with a historical mural. Schedule a showing today to get your business up and booming!

PROPERTY HIGHLIGHTS

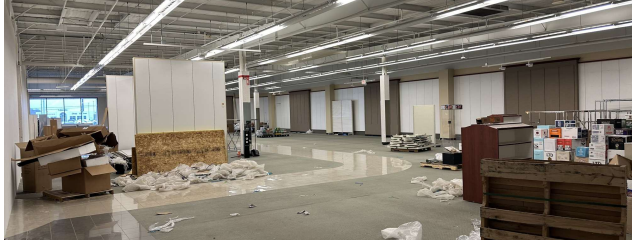
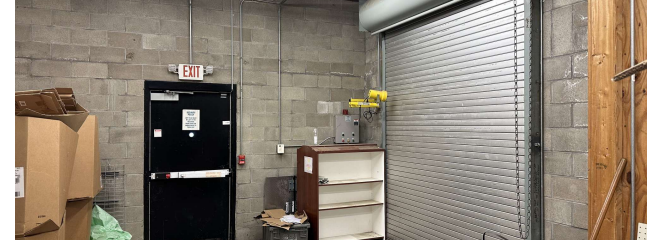
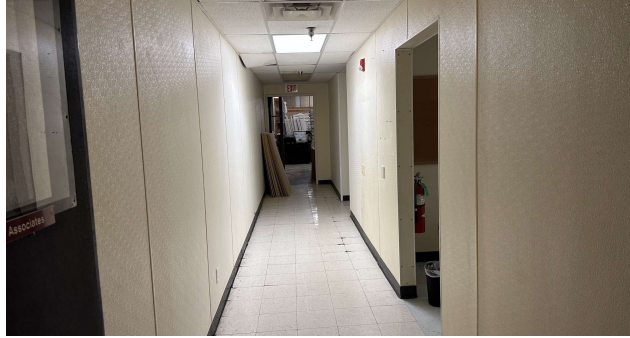
- HIGH TRAFFIC RETAIL ARE
- AMPLE PARKING
- WIDE OPEN FLOOR PLAN, READY FOR ANYTHING!
- 2 DOCKS

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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

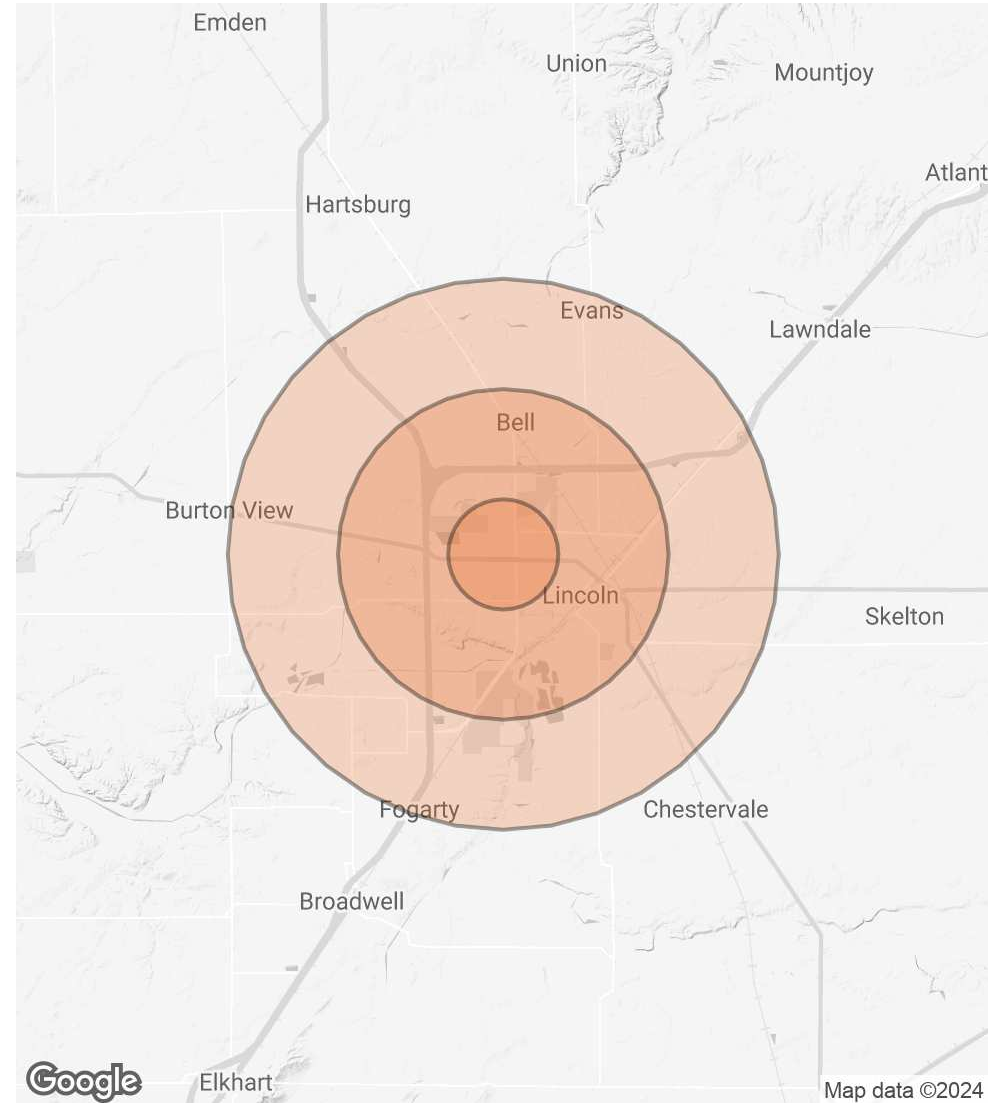
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,350	14,083	17,631
AVERAGE AGE	44	43	43
AVERAGE AGE (MALE)	42	41	42
AVERAGE AGE (FEMALE)	47	45	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,481	6,089	6,685
# OF PERSONS PER HH	2.3	2.3	2.6
AVERAGE HH INCOME	\$90,169	\$90,261	\$94,439
AVERAGE HOUSE VALUE	\$198,115	\$159,782	\$169,120

Demographics data derived from AlphaMap



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MEET THE ADVISOR



JILL SPRATT

Advisor

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Direct: **309.590.7900 x302** | Cell: **217.722.3584**

PROFESSIONAL BACKGROUND

Jill was born in Illinois and has lived in Central Illinois most of her life. She also lived in Oregon for 10 years during her school years. Jill has over 25 years of experience with client relations, customer service, leadership, event planning, and project management. She is a problem solver, effective communicator, relationship builder, and has strong interpersonal skills.

Before working at SVN Core 3, Jill had the experience of working with the SVN Core 3 team firsthand through her former employer. She explains, "The company I worked for moved to a new commercial building, and the new space required an extensive renovation." Jill got to know the team well during this time and said, "The professionalism, efficiency, and attention to detail that the team upheld throughout the entirety of the project was top-notch."

Because of the lasting impression SVN Core 3 made on Jill, she joined the team as a Commercial Property Manager in February of 2020.

Jill's favorite part of her position is the long-term relationships she builds with tenants, owners, and clients. She also enjoys the search for the perfect property fit for her clients. In addition to her role as our Commercial Property Manager, Jill is a licensed Real Estate Broker with a primary focus on Industrial and Land.

Jill and her husband Bob together have 3 children. They enjoy spending time with family, friends and their yellow lab Bonnie.

SVN | Core 3

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