



Midtowne Plaza

602 Woodlawn Rd, Lincoln, IL 62656

\$1,380,000

PRICE



OSF[®]
HEALTHCARE

100% OCCUPIED

TWO-TENANT

7.75%

CAP RATE

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LINCOLN, IL OVERVIEW

MIDTOWNE *Plaza*



CENTRAL ILLINOIS
Urgent Care



OSF
HEALTHCARE



Advanced Women's
Healthcare

602 WOODLAWN ROAD

CENTRAL ILLINOIS
Urgent Care

FINANCIAL OVERVIEW

602 WOODLAWN RD, LINCOLN 62656



\$107,000
NOI



7.75%
CAP RATE



100%
OCCUPANCY



\$18.45
RENT/PSF



2
OF SUITES



2024
YEAR BUILT

PRICING

Price	\$1,380,000
Cap Rate	7.75%
Building Square Footage	5,800
Price Per Square Foot	\$237.93
Year Built	2024
Lot Size	0.48AC
APN	12-480-024-75

EXPENSES

Taxes (2025)	<i>\$1.93psf</i>	\$11,193
Insurance (2025)	<i>\$0.38psf</i>	\$2,209
CAM (2025)	<i>\$0.80psf</i>	\$4,665
TOTAL EXPENSES	<i>\$3.11psf</i>	\$18,067

CAM BREAKDOWN (2025)

Snow Removal	\$1,665
Mowing & Landscaping	\$1,250
Garbage	\$1,749
TOTAL CAM	\$4,665

ANNUALIZED OPERATING DATA

Scheduled Gross Income	\$107,000
Tax Reimbursement	\$11,193
Insurance Reimbursement	\$2,209
CAM Reimbursement	\$4,665
Total Reimbursements	\$18,067
Total Income	\$125,067
Less: Expenses	(\$18,067)
NET OPERATING INCOME	\$107,000

**6**

LOCATIONS

**EFFINGHAM, IL**

HEADQUARTERS

**2014**

YEAR FOUNDED

COMPANY OVERVIEW



Central Illinois Urgent Care is an urgent care started in order to provide Central Illinois and its surrounding communities with high-quality health care in a caring, timely and cost-effective manner. Central Illinois Urgent Care is the answer when you need immediate attention. Visit us and you will avoid the long wait to see your primary care physician and the high cost and hassle of a trip to the emergency department. We value your time and understand illnesses and injuries are never planned. Central Illinois Urgent Care is here for you with extended hours and you never need an appointment to be seen! As part of our comprehensive care for you, we offer an on-site laboratory, digital X-ray, and common prescription medications. That will save you trips to the pharmacy and other medical providers saving you time and money.

**16**

LOCATIONS

**PEORIA, IL**

HEADQUARTERS

**1877**

YEAR FOUNDED

COMPANY OVERVIEW



OSF HealthCare is an integrated health system founded by [The Sisters of the Third Order of St. Francis](#) and headquartered in Peoria, Illinois. OSF HealthCare has 16 hospitals – 10 acute care, five critical access, one transitional care - with 2,134 licensed beds throughout Illinois and Michigan. OSF employs more than 24,000 Mission Partners across 160 locations; has two colleges of nursing; operates OSF Home Care Services, an extensive network of home health and hospice services; owns Pointcore, Inc., comprised of health care-related businesses; [OSF HealthCare Foundation](#), the philanthropic arm for the organization; and [OSF Ventures](#), which provides investment capital for promising health care innovation startups. OSF Medical Group has more than 600 physicians and advanced practice providers at 211 primary care and specialty care locations throughout the Ministry.



PROPERTY OVERVIEW

602 WOODLAWN RD, LINCOLN 62656



100% OCCUPIED TWO-TENANT RETAIL STRIP

- 5,800 square foot retail strip center
- Anchored by Central Illinois Urgent Care & OSF Health Care



NEW OSF HEALTHCARE NNN LEASE

- OSF elected to convert their lease to triple net in March 2026
- OSF conversion to triple net presents a more passive investment for the buying community
- Current lease expiration is April 30, 2029



ALL TRIPLE NET LEASES

- Triple net lease structure minimizes landlord responsibilities
- Presents a more predictable income stream



ZERO LEASE ROLLOVER UNTIL 2029

- 65% of the GLA is leased until at least 2033



RARE ANNUAL RENT BUMPS IN OPTIONS

- Annual rent increases for both tenants in renewal options present a rent growth vehicle for investors



WALMART SUPERCENTER NEARBY

- Walmart is positioned just down the road to the west
- Several traffic drivers nearby including McDonald's, Culver's, Aldi, CVS and Walgreens
- Across the street from the Lincoln Memorial Hospital



LINCOLN IS SANDWICH BETWEEN MULTIPLE LARGE ILLINOIS MARKETS

- Bloomington, IL is 31 miles away (Population: 78,000)
- Springfield, IL is 32 miles away (Population: 112,000)
- Decatur, IL is 34 miles away (Population: 68,000)
- Champaign, IL is 63 miles away (Population: 93,743)



Lincoln Memorial Hospital

McDonald's



RENT ONE
HOME FURNISHINGS

TREMONT
FIRST NATIONAL BANK

AYERCO

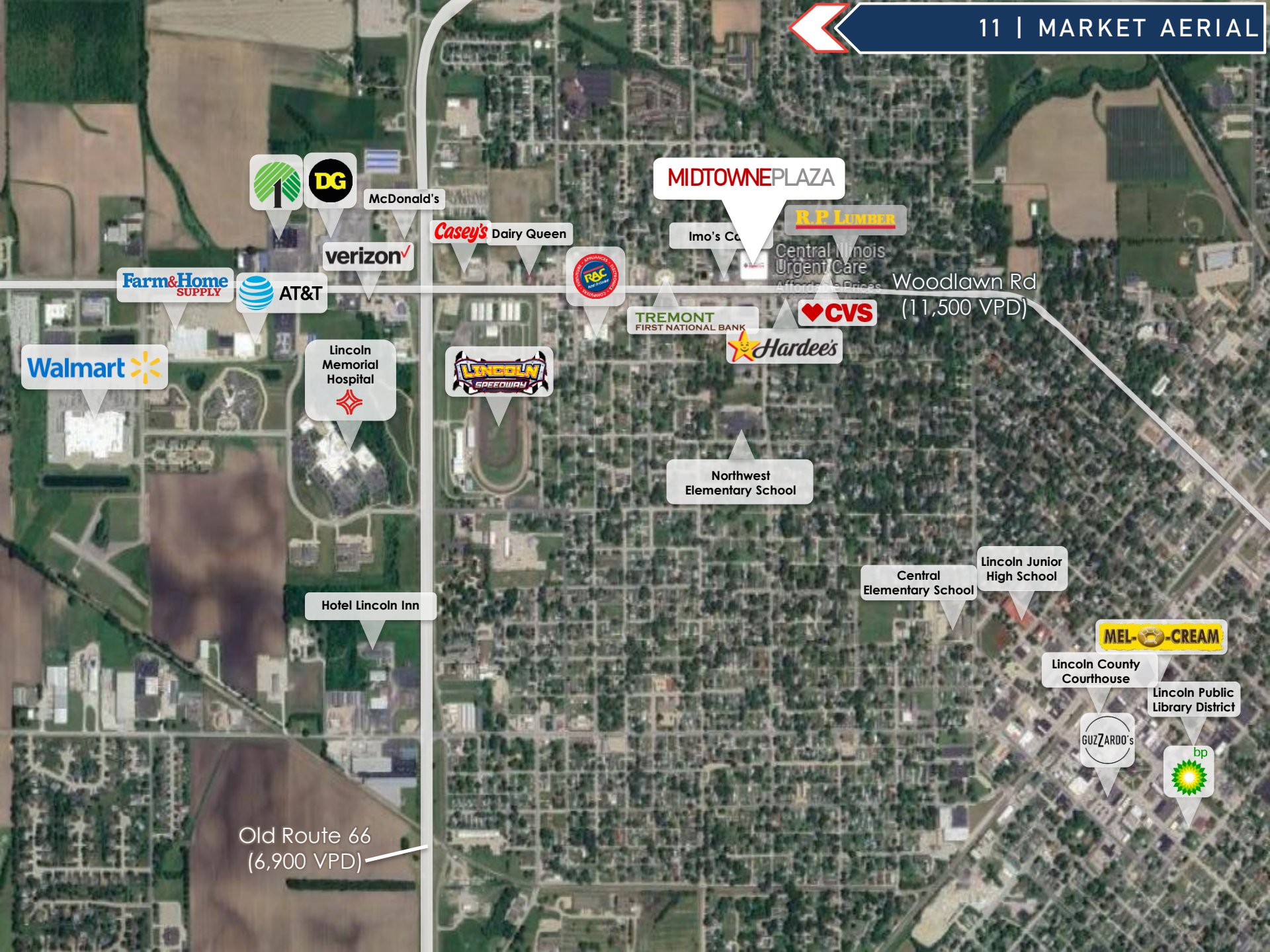
Walgreens

Woodlawn Rd (11,500 VPD)

MIDTOWNE PLAZA

CVS





MIDTOWNE PLAZA

R.P. LUMBER

Imo's Co.

Central Illinois Urgent Care
Affordable Prices

Woodlawn Rd
(11,500 VPD)

CVS

TREMONT
FIRST NATIONAL BANK

Hardee's

Casey's Dairy Queen



Northwest
Elementary School

Central
Elementary School

Lincoln Junior
High School

Lincoln
Memorial
Hospital

Hotel Lincoln Inn

MEL-CREAM

Lincoln County
Courthouse

Lincoln Public
Library District

GUZZARDO'S



Old Route 66
(6,900 VPD)

Walmart

Farm & Home
SUPPLY



verizon

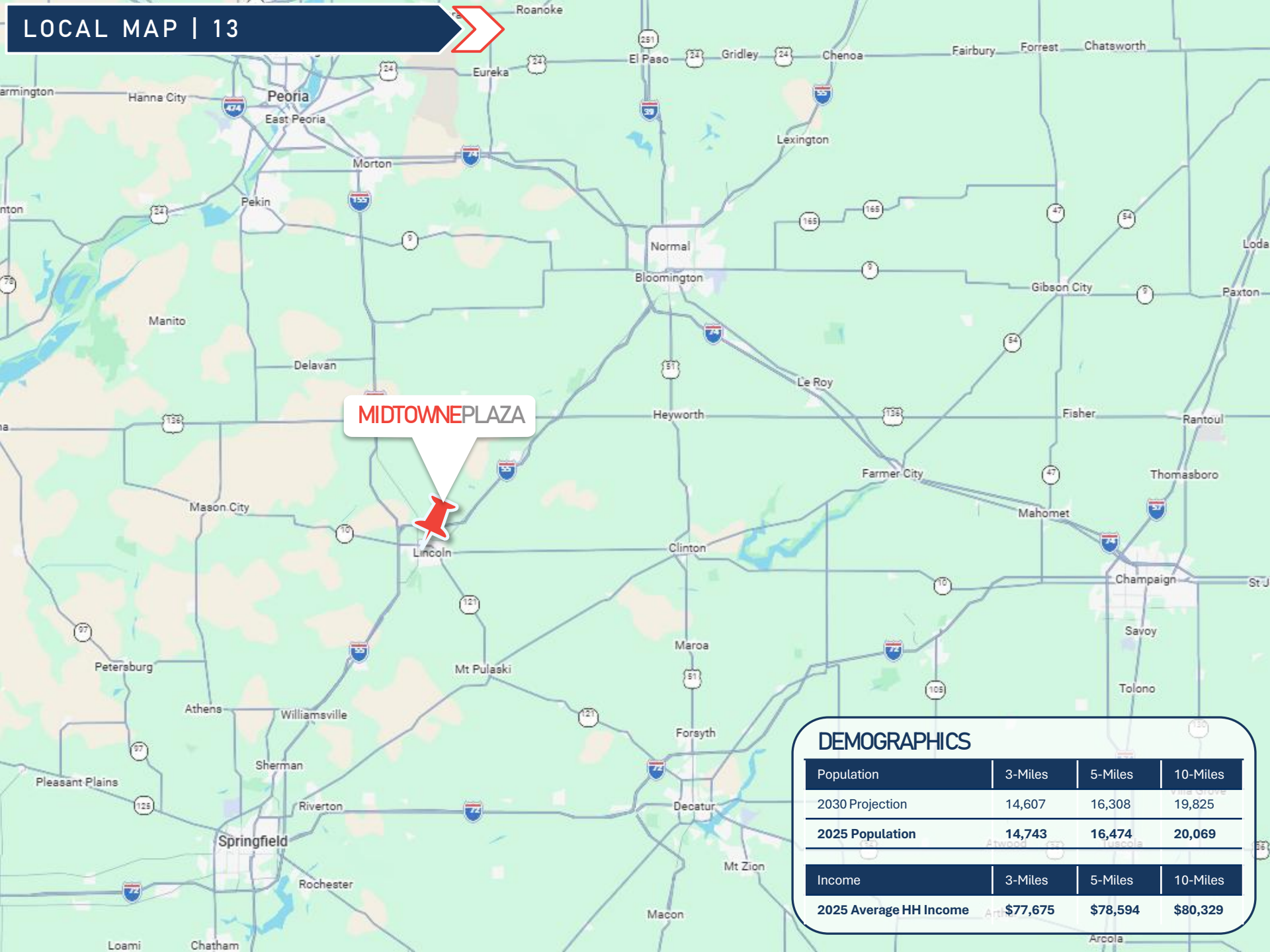


McDonald's



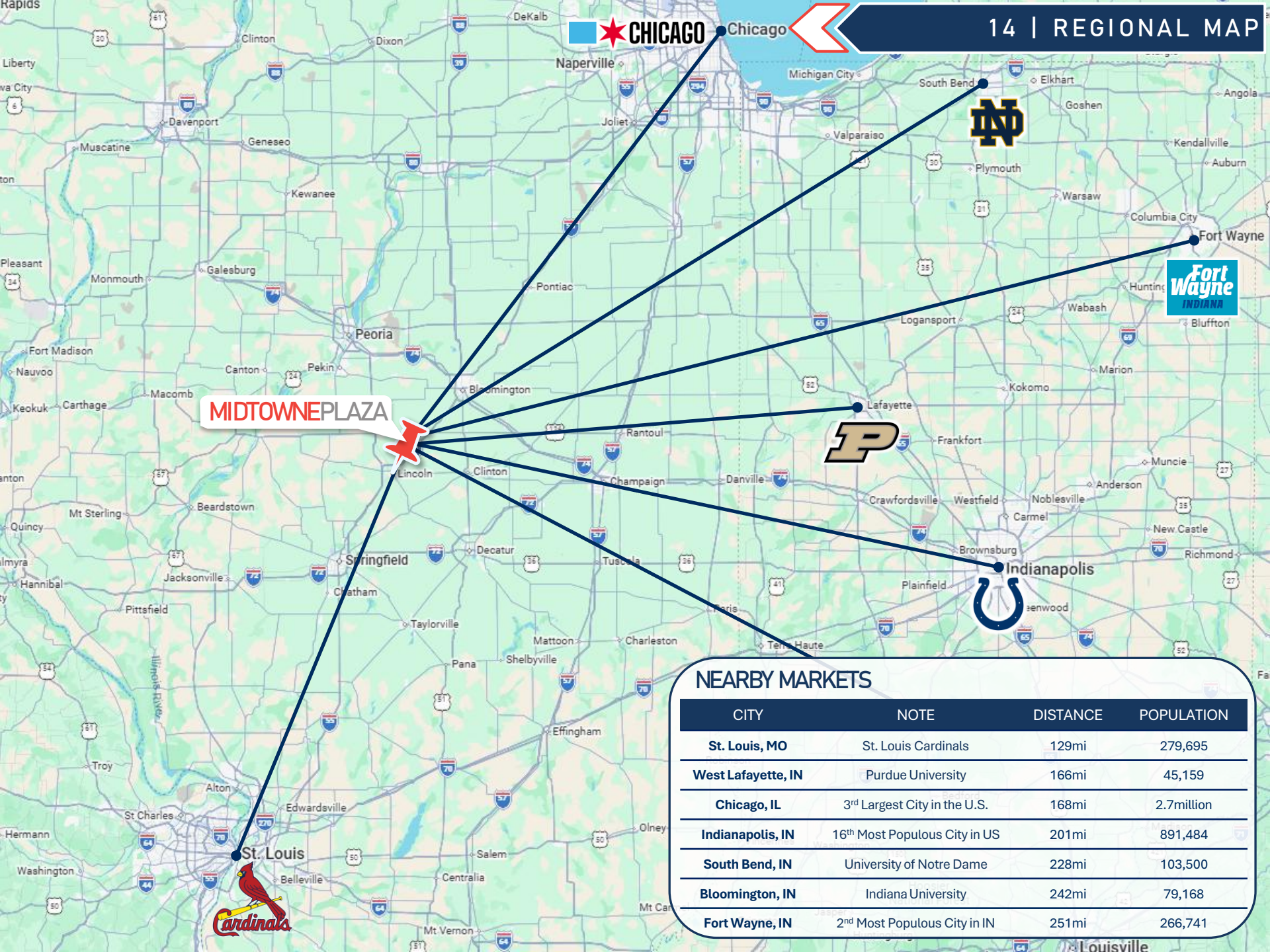
MARKET OVERVIEW

602 WOODLAWN RD, LINCOLN 62656



MIDTOWNE PLAZA

DEMOGRAPHICS			
Population	3-Miles	5-Miles	10-Miles
2030 Projection	14,607	16,308	19,825
2025 Population	14,743	16,474	20,069
Income	3-Miles	5-Miles	10-Miles
2025 Average HH Income	\$77,675	\$78,594	\$80,329



MIDTOWNE PLAZA

NEARBY MARKETS

CITY	NOTE	DISTANCE	POPULATION
St. Louis, MO	St. Louis Cardinals	129mi	279,695
West Lafayette, IN	Purdue University	166mi	45,159
Chicago, IL	3 rd Largest City in the U.S.	168mi	2.7million
Indianapolis, IN	16 th Most Populous City in US	201mi	891,484
South Bend, IN	University of Notre Dame	228mi	103,500
Bloomington, IN	Indiana University	242mi	79,168
Fort Wayne, IN	2 nd Most Populous City in IN	251mi	266,741



LINCOLN

Illinois

A picturesque community steeped in history and focused on the future. Where you can virtually tour the vibrant community and learn more about the rich history and the opportunities for business, recreation, and quality living which residents and visitors have grown to love.

Lincoln is centrally located in Illinois along the famed Route 66 offering convenient travel time to major American urban centers. Over one million people live within an hour's drive of Lincoln. Bloomington-Normal, Peoria, Springfield, Decatur, and Champaign-Urbana are within 60 miles, and are midway between Chicago and St. Louis.

Lincoln boasts quality schooling and is home to two colleges: Lincoln Christian University and Heartland Community College.

Whether visiting for the day or staying for a lifetime, come see all that Lincoln has to offer!

Known for:

Historic Sites: The city boasts landmarks such as the Postville Courthouse, where Lincoln practiced law, and the Lincoln Depot, a former railroad station.

Abraham Lincoln Connection: The city is named after Abraham Lincoln and has numerous historical sites related to his life, including the Lincoln Heritage Museum.

Route 66: Lincoln is located along the historic Route 66, making it a popular stop for travelers interested in the iconic highway's history.

Annual Events: The city hosts various events throughout the year, including the Lincoln Art & Balloon Festival, which attracts visitors with its hot air balloons and art exhibits.

Community Spirit: Lincoln has a tight-knit community with a variety of local shops, restaurants, and parks, contributing to its small-town charm.

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