



# Central Illinois Urgent Care Center

602 Woodlawn Rd, Lincoln, IL 62656

Marcus & Millichap



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# INVESTMENT SUMMARY

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**Marcus & Millichap** is pleased to present the Central Illinois Urgent Care Center in Lincoln, Illinois.

This 5,800 square foot building was built in 2024 and sits on a 0.92 acre parcel. The building has excellent visibility and easy, immediate access from Woodlawn Road, where over 11,500 vehicles drive per day. There are multiple nearby traffic drivers like CVS, Walgreens, Walmart, Hardee's, Dollar General, Dollar Tree and McDonald's. The Lincoln Memorial Hospital is located a little over a mile away from the subject property along with many other retailers.

Central Illinois Urgent Care Center is a two-tenant retail strip, offering full stability at 100 percent occupancy. Central Illinois Urgent Care occupies the 3,800 square foot endcap on the east end of the center, while OSF Healthcare occupies the additional 2,000 square feet. There are rare 3 percent annual rent increases in the options for each tenant, providing excellent rent growth potential for a future investor.

# INVESTMENT HIGHLIGHTS

- 5,800 Square Foot Two-Tenant Retail Strip
- 100% Occupied | Anchored by Central Illinois Urgent Care & OSF Healthcare
- Zero Lease Rollover until 2029
- Rare 3% Annual Rent Increases in Renewal Options for both Tenants
- Lincoln Urgent Care Operates a Triple Net Lease | OSF Lease is Gross – Upside Potential for Future Investor to Convert to NNN
- Adjacent to both CVS and Walgreens
- Positioned down the street from a Walmart Supercenter
- Down the Road From the Lincoln Memorial Hospital | 25-Bed Critical Access Hospital







# OPERATING SUMMARY

## SUMMARY

<b>Price:</b>		<b>\$1,454,000</b>
Down Payment:	30.00%	\$436,200
<b>Current CAP:</b>		<b>7.75%</b>
Cash on Cash:		7.93%
Approx. Gross Square Feet:		5,800
Cost per Gross Square Foot:		\$250.69
Debt Coverage Ratio:		1.46
Year Built:		2024
Lot Size:		0.92 Acres

## PROPOSED FINANCING

First Loan Amount		\$1,017,800
Terms:	6.50% Interest	
	30 Year Amortization	
	5 Year Term	
Monthly Payment:		\$6,433.19
Annual Payment:		\$77,198.26

## CURRENT & PRO FORMA OPERATING DATA

	<b>Current:</b>	
<b>Scheduled Gross Income:</b>	<b>\$115,000</b>	
CTIM Reimbursements:	\$ 4,467	
<b>Total Income:</b>	<b>\$119,467</b>	
Actual Vacancy		
<b>Gross Operating Income:</b>	<b>\$119,467</b>	
Less Expenses:	(\$6,818)	
<b>Net Operating Income:</b>	<b>\$112,649</b>	<b>7.75%</b>
Capital Reserves:	(\$870)	
Loan Payments:	(\$77,198)	
<b>Pre-Tax Cash Flow:</b>	<b>\$34,581</b>	<b>7.93%</b>
Plus Principal Reduction:	\$11,376	
<b>Total Return Before Taxes:</b>	<b>\$45,957</b>	<b>10.54%</b>

## PROJECTED EXPENSES

Taxes:	\$0.41	\$2,400
Insurance:	\$0.30	\$1,718
CAM:	\$0.47	\$2,700
Management:	4.00%	
<b>Total Expenses:</b>	<b>\$6,818</b>	
Per Rentable Square Foot (Est.):	\$1.18	

# RENT ROLL

TENANT	SF	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT PSF	NEW RENT DATE	NEW RENT	ANNUAL CTI REIMB	LEASE TYPE	OPTION TERMS
Lincoln Urgent Care	3,800	12/1/2023	11/30/2033	\$6,000	\$72,000	\$18.95			\$4,466	NNN	(1) 5-Yr & (1) 10-Yr
						Option I Option II	12/1/2033 12/1/2038	3% Annual 2% Annual			
OSF	2,000	4/2/2024	4/3/2029	\$3,750	\$43,000	\$21.50				Gross	(2) 5-Yr
						Option I Option II	4/4/2029 4/4/2034	3% Annual 3% Annual			
<b>TOTAL SQUARE FEET:</b>		5,800		<b>MONTHLY INCOME:</b>				\$9,750			
<b>TOTAL OCCUPIED SQUARE FEET:</b>		5,800		<b>ANNUAL INCOME:</b>				\$115,000			
<b>TOTAL AVAILABLE SQUARE FEET:</b>		0		<b>AVERAGE NNN RENT PSF:</b>				\$19.83			

*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.*









YEAR FOUNDED  
**2014**

HEADQUARTERED  
**Effingham, Illinois**

OWNERSHIP  
**Private**

# OF LOCATIONS  
**6**

WEBSITE  
<https://ciuc.com>

## TENANT 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.



**AFFORDABLE, CONVENIENT, QUALITY CARE**





YEAR FOUNDED  
**1877**

HEADQUARTERED  
**Peoria, IL**

OWNERSHIP  
**Private**

ANNUAL REVENUE  
**\$4.1 Billion**

# OF LOCATIONS  
**16**

WEBSITE  
**[www.osfhealthcare.org/](http://www.osfhealthcare.org/)**

## TENANT 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.



Lincoln Memorial  
Hospital

McDonald's



**RENT ONE**  
HOME FURNISHINGS

**TREMONT**  
FIRST NATIONAL BANK

**AYERCO**

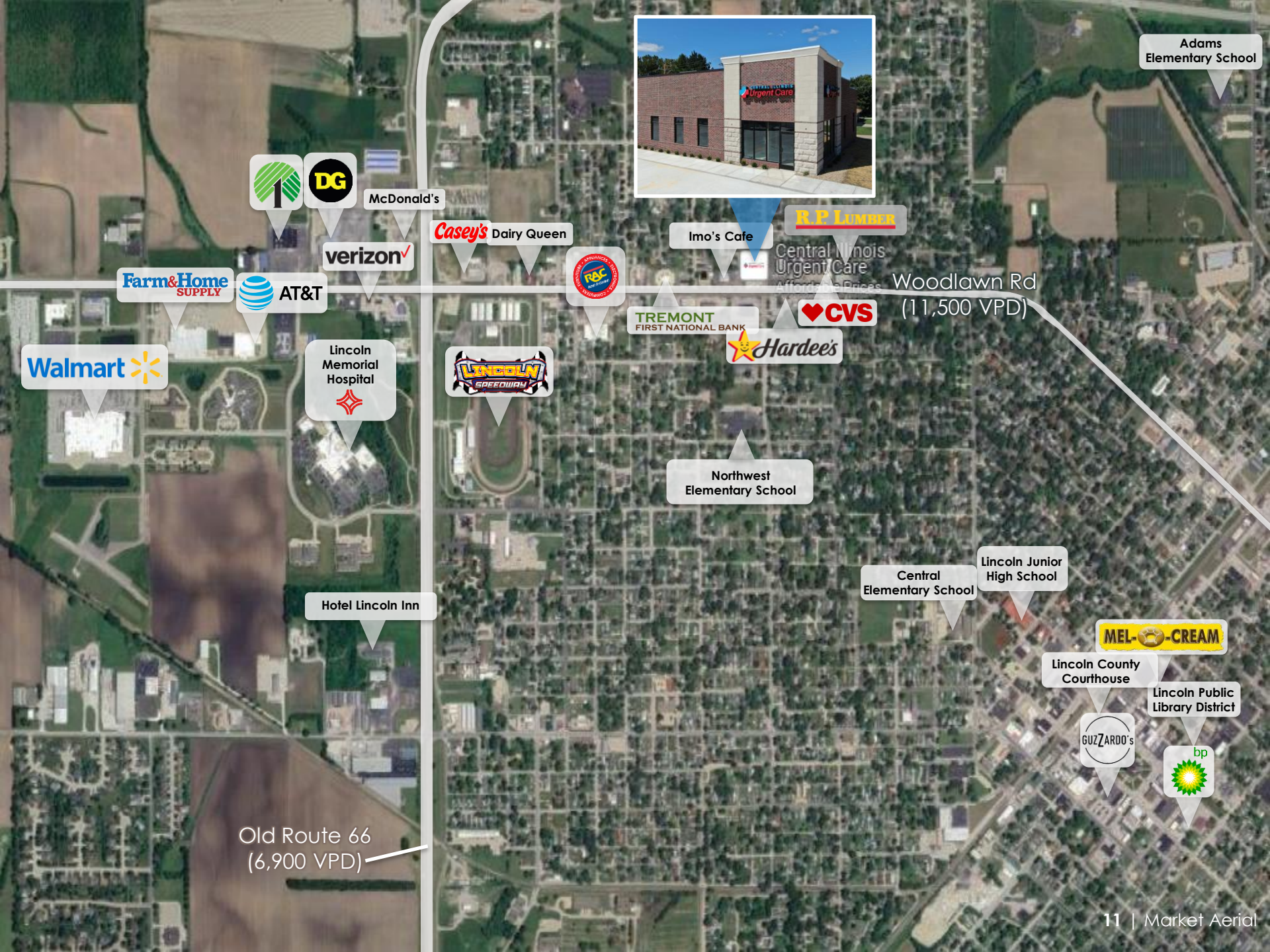
Walgreens



Woodlawn Rd (11,500 VPD)

♥ **CVS**





Walmart

Farm & Home  
SUPPLY

AT&T

verizon

Lincoln  
Memorial  
Hospital

Hotel Lincoln Inn

Old Route 66  
(6,900 VPD)

McDonald's

Casey's Dairy Queen

Imo's Cafe

R.P. LUMBER

Central Illinois  
Urgent Care  
Affordable Prices

CVS

Hardee's

TREMONT  
FIRST NATIONAL BANK

LINCOLN  
SPEEDWAY

Northwest  
Elementary School

Central  
Elementary School

Lincoln Junior  
High School

Lincoln County  
Courthouse

Lincoln Public  
Library District

GUZZARDO'S

bp

MEL-CREAM

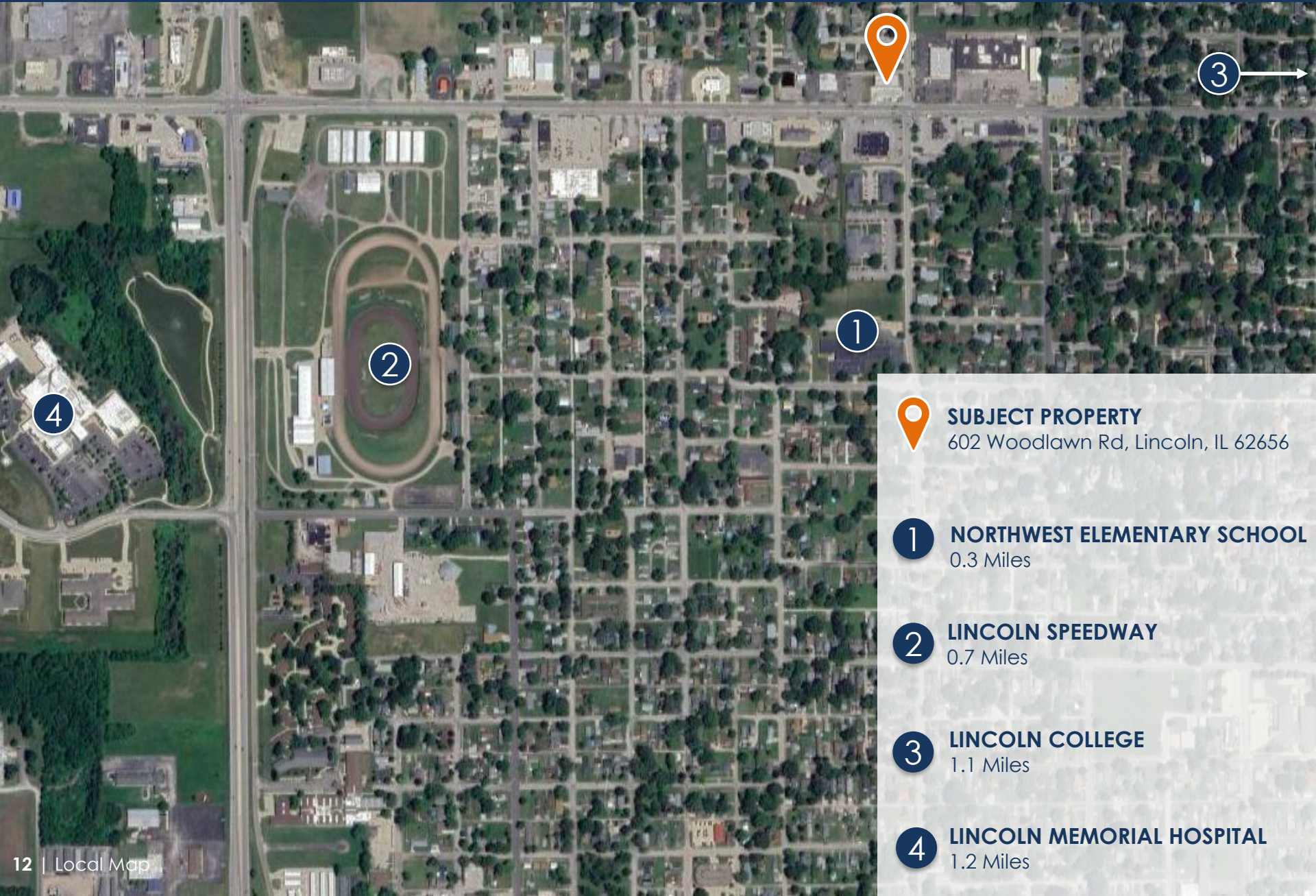
Adams  
Elementary School

Woodlawn Rd  
(11,500 VPD)





# LOCAL MAP



## SUBJECT PROPERTY

602 Woodlawn Rd, Lincoln, IL 62656

1

## NORTHWEST ELEMENTARY SCHOOL

0.3 Miles

2

## LINCOLN SPEEDWAY

0.7 Miles

3

## LINCOLN COLLEGE

1.1 Miles

4

## LINCOLN MEMORIAL HOSPITAL

1.2 Miles



## REGIONAL MAP



SUBJECT PROPERTY  
Lincoln, IL

43.5 Miles	Peoria, IL
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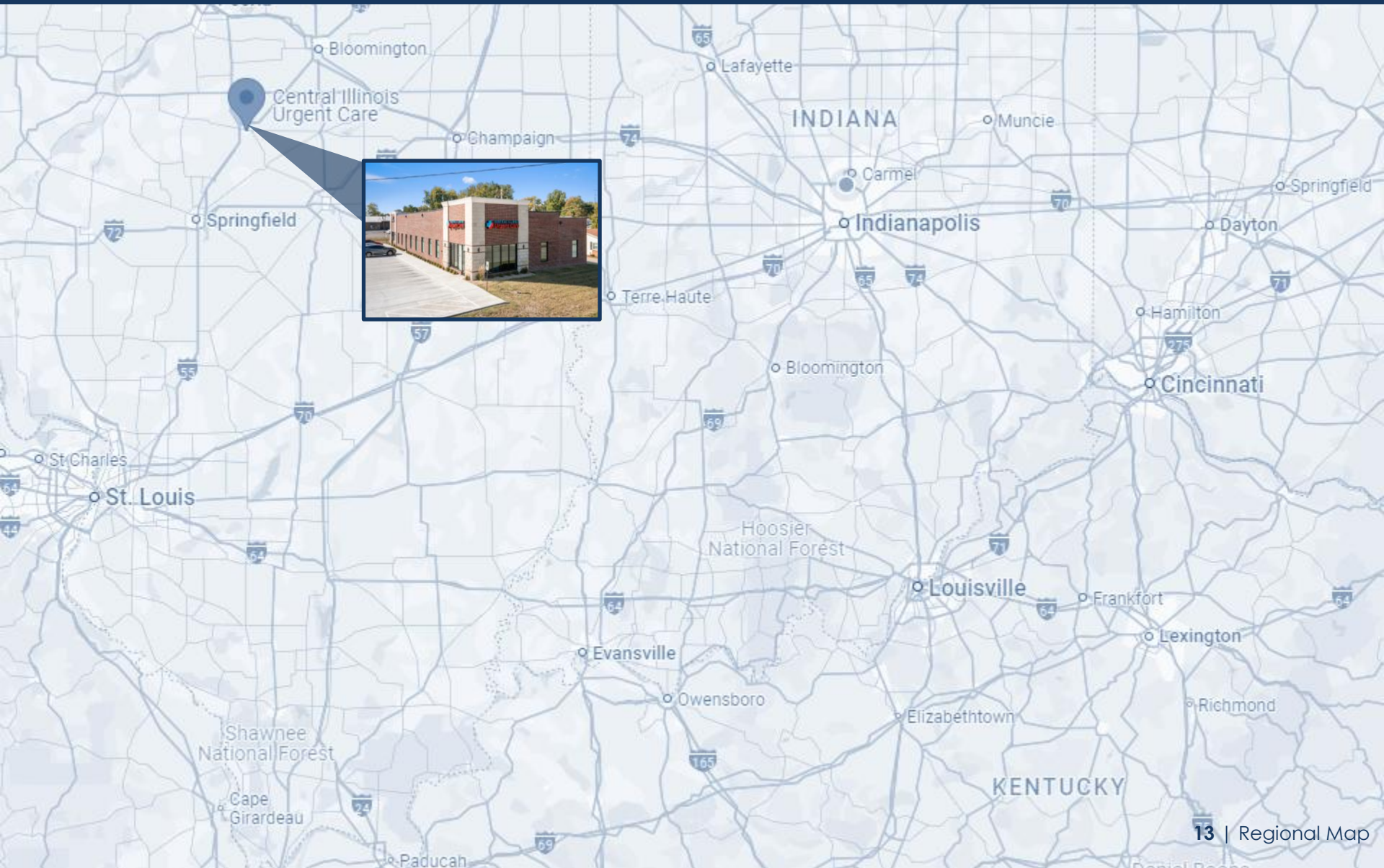
129 Miles St. Louis, MO

201.3 Miles Indianapolis, IN

309.5 Miles Cincinnati, OH

312.2 Miles	Louisville, KY
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405.5 Miles Nashville, TN





# 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.





# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
■ 2028 Projection			
Total Population	6,348	14,378	17,757
■ 2023 Estimate			
Total Population	6,499	14,627	17,998
■ 2020 Census			
Total Population	6,703	14,687	18,057
■ 2010 Census			
Total Population	7,417	15,915	19,708
2023 Daytime Population	7,149	15,845	17,419
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
■ 2028 Projection			
Total Households	2,889	6,161	6,475
■ 2023 Estimate			
Total Households	2,945	6,249	6,563
■ 2020 Census			
Total Households	3,096	6,452	6,772
Average Household Income	\$65,078	\$64,963	\$66,396
Median Household Income	\$51,181	\$52,361	\$53,336
Per Capita Income	\$29,734	\$28,285	\$25,275



## POPULATION

In 2023, the population in your selected geography is 17,998. The population has changed by -8.68 since 2010. It is estimated that the population in your area will be 17,757 five years from now, which represents a change of -1.3 percent from the current year. The current population is 51.3 percent male and 48.7 percent female. The median age of the population in your area is 39.5, compared with the U.S. average, which is 38.7. The population density in your area is 229 people per square mile.



## HOUSEHOLDS

There are currently 6,563 households in your selected geography. The number of households has changed by -3.09 since 2010. It is estimated that the number of households in your area will be 6,475 five years from now, which represents a change of -1.3 percent from the current year. The average household size in your area is 2.2 people.



## INCOME

In 2023, the median household income for your selected geography is \$53,336, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 23.66 since 2010. It is estimated that the median household income in your area will be \$62,860 five years from now, which represents a change of 17.9 percent from the current year.



## HOUSING

The median housing value in your area was \$115,600 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 4,580.00 owner-occupied housing units and 2,192.00 renter occupied housing units in your area.



## EMPLOYMENT

In 2023, 7,371 people in your selected area were employed. The 2010 Census revealed that 53.7 percent of employees are in white-collar occupations in this geography, and 24.9 percent are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 21.00 minutes.







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