

HERITAGE PLAZA - OFFICE/RETAIL SPACES FOR LEASE

1200 Woodlawn Rd., Lincoln, IL 62656



SUITE	TENANT	SF
A1	Dollar General	6,844
A2-A3	Goodwill	18,633
B1	AVAILABLE	5,240
B2	AVAILABLE	2,760
B3	AVAILABLE	4,000
B4	AVAILABLE	1,600
B5	Nail Salon	1,600
B6	Elsa's	1,638
B7	Lincoln Taekwondo	2,442
B8	AVAILABLE	1,600
B9	AVAILABLE	1,200
C1	AVAILABLE	54,343



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Collin Fischer - CCIM, SIOR
Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
Cell: (618) 420-2376
collinf@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1200 Woodlawn Rd., Lincoln, IL 62656



LOCATION OVERVIEW

Less than 5 minutes from I-55, Heritage Plaza is at the intersection of Woodlawn Rd (IL-10) and Rte 66, in the main retail corridor of Lincoln, IL

OFFICE/RETAIL PROPERTY SUMMARY

1200 WOODLAWN RD

LISTING # 2534

LOCATION DETAILS:

Parcel # 101,900
County: IL - Logan
Zoning: C-2 - Lincoln

PROPERTY OVERVIEW:

Building SF: 101,900
Vacant SF: 73,185
Usable Sqft: 101,900
Min Divisible SF: 1,200
Max Contig SF: 60,000
Retail SF: 101,900
Lot Size: 12.75 Acres
Frontage: 800
Depth: 600

STRUCTURAL DATA:

Year Built: 1960
Renovated: 2014
Building Class: C



LEASE INFORMATION:

Lease Rate: \$10.00 /SF
Lease Type: NNN
NNN Expenses: \$1.69

FINANCIAL INFORMATION:

Taxes: \$42,806.12
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 10300

PROPERTY DESCRIPTION:

Spaces for Lease. Join Dollar General & Goodwill. Large 54,000+ SF Anchor space available.