

# Fee Simple NNN Investment in Illinois

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## Investment Overview

- **Commercial Plus, LLC** is proud to present the fee-simple interest in an express car wash site in Central Illinois
- The asset is **one of four** Central Illinois site available **individually or as a portfolio**
- The property is subject to a **20-year absolute triple-net (NNN) lease**, set to expire on **March 12, 2044**
- **100% Bonus Depreciation in Year One of Ownership:** Front-load your tax savings while collecting rent
- **Corporate-Backed Guarantee:** Lease obligations secured by a proven operator
- Management is seeking a complete sale of the **real estate and existing lease**

## Site Characteristics

Lot Size	0.91 +/- AC
County	Tazewell County
APN	06-06-08-406-030
Zoning	Commercial (Retail)
Building Size	3,600 +/- SQ FT
Frontage	125 +/- FT
Traffic Count	20,500 +/- VPD

## 1821 North Morton Avenue Morton, Illinois 61550



## Site Highlights

**Signalized Hard Corner Location:** Premium visibility and accessibility at a major intersection, providing visibility and ease of entry

**Proximity to Interstate 74:** Minutes from Interstate 74, the site provides strong regional access and exposure to steady commuter and commercial traffic

**Dense Retail Corridor:** Situated in a thriving commercial zone anchored by national retailers such as Walmart Supercenter and Starbucks

**Excellent Frontage:** Site offers approximately 125 feet of frontage along Morton Avenue (20,500+ VPD), allowing for large presence along a high-traffic road



For more information, please submit a [Non-Disclosure Agreement](#).