

Available



CBRE

# Walmart Outparcel

\$425,000 | ~2 AC / 87,120 Sq. Ft.

100 Lincoln Ave | Beardstown/IL/62618 | Store #1451



Retail

## Property Overview

- + 87,120 Sq. Ft. / ~2 Acres
- + C-2 Zoning
- + Nearby Student population
- + Located 1 mile from Lincoln Land Community College with an enrollment of 14,000 students
- + Less than 2 miles from Beardstown High School
- + 10,500 average vehicles per day on IL-125

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## Area Overview



Businesses (5 mi)  
302



Employees (5 mi)  
5,268



Major Employers

- JBS USA
- Safelite
- Orkin



Hotels (5 mi)  
2 / 60 Rooms



Area Traffic Generators

- 4,400 VPD State Rte 125
- 4,800 VPD Arenzville Rd
- 3,450 VPD Wall St

2024 Estimates	Total Population	Daytime Population	Total Households	Median HH Income	Median Age
1 Mile	382	369	172	\$72,795	48
3 Miles	6,837	7,456	2,572	\$65,953	35.8
5 Miles	7,305	7,748	2,781	\$67,934	36.5
5 Minutes	204	275	95	\$89,662	45.5
10 Minutes	6,844	7,442	2,582	\$66,013	35.8
15 Minutes	8,364	8,647	3,255	\$69,857	37.4

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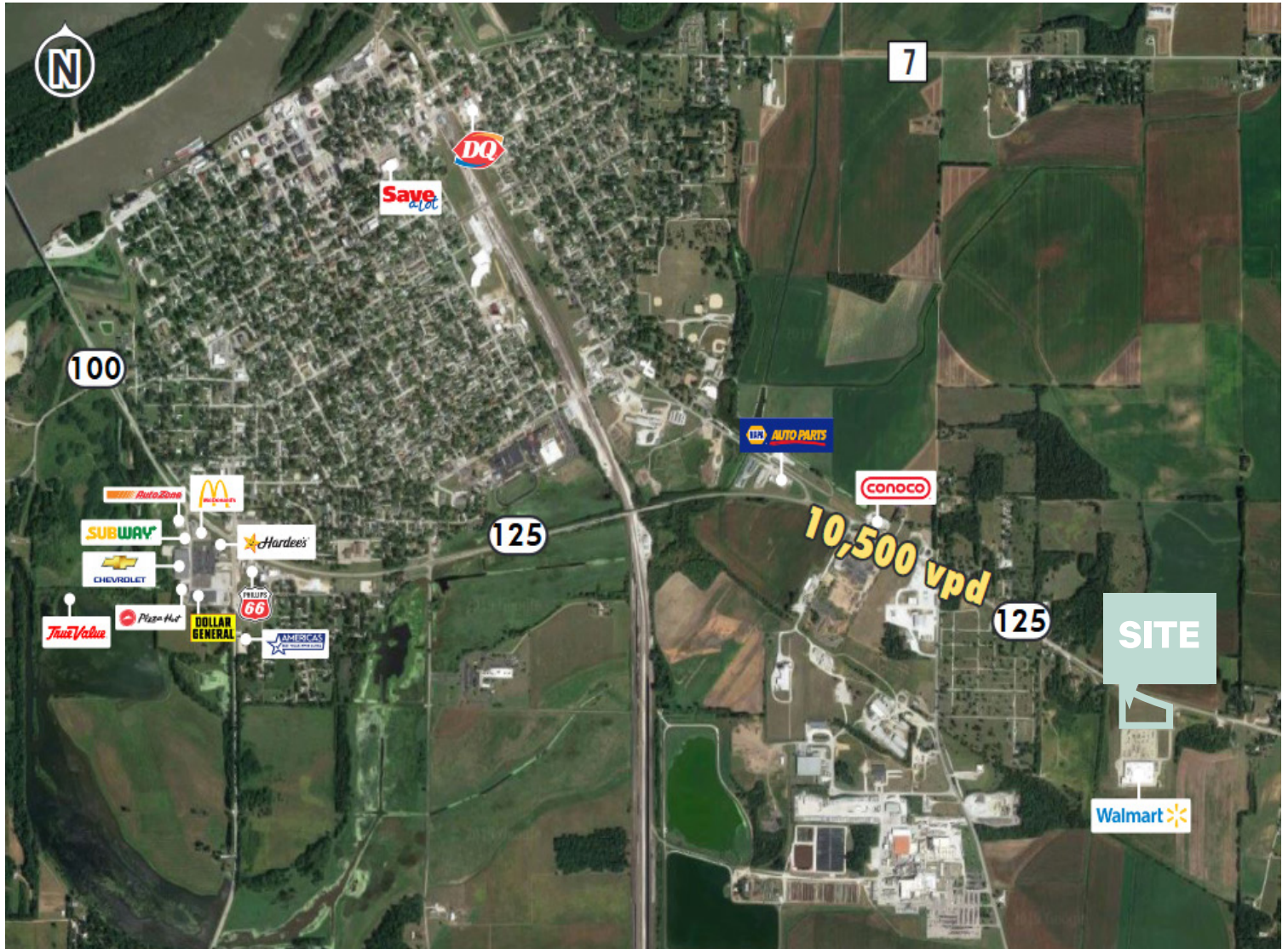
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## Trade Area



## Contact Us

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