OFFERING MEMORANDUM

# 101 N 36th Street

Quincy, Illinois 62301

For Lease — Freestanding Retail Building with Drive-Through
Signalized Corner Location at 36th & Maine

| LEASE RATE | AVAILABLE SF | YEAR BUILT | ZONING |
|---|---|---|---|
| $24.00 NNN | 1,272 SF | 1994 | Commercial C2 |

**Max Dancer | Commercial Real Estate Broker, Happel, Inc. REALTORS®**
(217) 440-3100 (m) | mdancer@happelcommercial.com

## Property Summary

101 N 36th Street is a 1,272 SF freestanding retail building with an existing drive-through, available for lease at $24.00/SF NNN. The property sits on a 0.61-acre corner lot at the signalized intersection of 36th Street and Maine Street in Quincy, IL, three blocks from the Broadway Street (IL Route 104) retail corridor. Built in 1994, the building offers 16 dedicated parking spaces (12.58 spaces per 1,000 SF) on Commercial C2 zoned land. Most recently operated as a bank branch, and previously a jewelry store, the space offers an open, easy-to-build-out layout suited to office, retail, or commercial use.

| | | | |
|---|---|---|---|
| **Lease Rate** | $24.00/SF NNN | Zoning | Commercial C2 |
| **Available SF** | 1,272 SF | Parking | 16 spaces |
| **Lot Size** | 0.61 AC (corner) | Parking Ratio | 12.58 / 1,000 SF |
| **Year Built** | 1994 | Drive-Through | Yes, existing |

## Property Highlights

- Prime corner lot at the signalized intersection of 36th & Maine, three blocks from the Broadway St (IL Route 104) retail corridor
- Existing drive-through window with an open, easy-to-build-out layout — suitable for office, retail, or commercial use
- 16 dedicated parking spaces (12.58 spaces per 1,000 SF), well above typical retail parking ratios
- Built in 1994; most recently operated as a bank branch, previously a jewelry store
- Zoned Commercial C2 with heavy daily traffic at the 36th & Maine intersection

# Location & Trade Area

101 N 36th Street sits at the signalized corner of 36th Street and Maine Street, three blocks from the 36th & Broadway retail corridor — Quincy's primary retail trade area. That corridor (Broadway St / IL Route 104) is anchored by Target, the Hobby Lobby-anchored Quincy Commons shopping center (Hy-Vee, Panera Bread), and Quincy Town Center, an enclosed regional mall with over 540,000 SF of retail space anchored by tenants including Aldi. The broader trade area along this corridor also includes a Walmart Supercenter, Sam's Club, Lowe's, Home Depot, Kohl's, and national restaurant users such as Applebee's, Texas Roadhouse, Wendy's, Steak 'n Shake, and Dunkin'. The 36th & Broadway intersection alone carries an estimated 40,000+ vehicles per day, underscoring the strength of this retail node.

## Quincy Market Overview

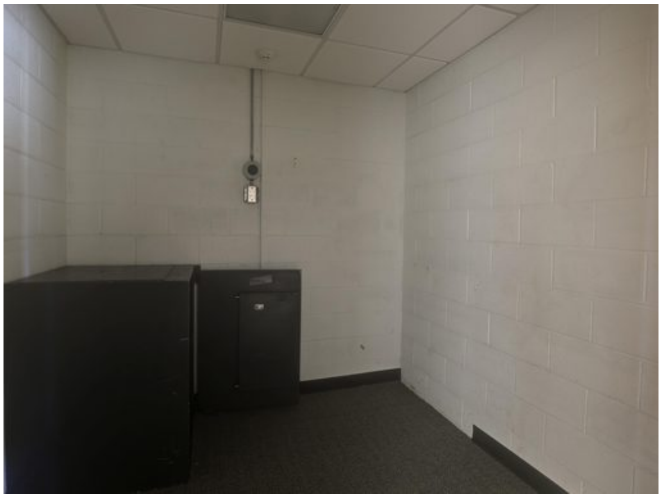
Quincy, Illinois is the seat of Adams County and the primary regional hub for west-central Illinois and the greater tri-state area (Illinois, Missouri, Iowa). The city has an estimated 2026 population of approximately 38,700, with a median household income of roughly $56,500. As the largest city between Springfield, IL and the Quad Cities along the Mississippi River, Quincy draws retail and service trade from a multi-county area well beyond its city limits, supporting demand along established commercial corridors like 36th Street and Broadway.

Sources: SRS Real Estate Partners, World Population Review, Quincy Area Chamber of Commerce — current as of July 2026.

# Exterior Photos

# Interior Photos

# Interior Photos (cont.)



## Site & Building Details

| | |
|---|---|
| **Address** | 101 N 36th Street, Quincy, IL 62301 |
| **Lease Rate** | $24.00/SF NNN |
| **Available SF** | 1,272 SF |
| **Lot Size** | 0.61 acres (corner) |
| **Year Built** | 1994 |
| **Zoning** | Commercial C2 |
| **Parking** | 16 spaces (12.58 / 1,000 SF) |
| **Drive-Through** | Existing |
| **Prior Use** | Bank branch; previously a jewelry store |
| **Intersection** | Signalized — 36th Street & Maine Street |
| **Nearby Corridor** | 3 blocks to Broadway St (IL Route 104) |

## Contact

For additional information, showings, or to submit a proposal, please contact:


### Max Dancer

Commercial Real Estate Broker, Happel, Inc. REALTORS®

(217) 440-3100 (m)

mdancer@happelcommercial.com