

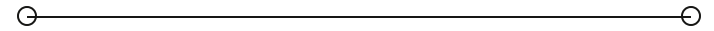


SALE

Mixed Use Commercial Building for Sale

608-612 BROADWAY STREET

Lincoln, IL 62656



PRESENTED BY:

CARRIE TINUCCI-TROLL, CCIM

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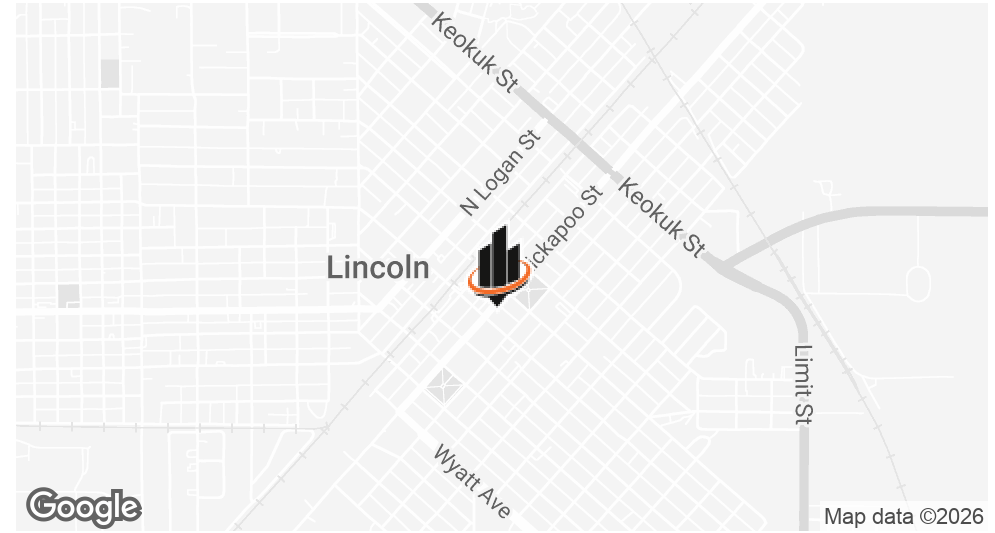
JULIE BALLER

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$625,000
BUILDING SIZE:	21,000 SF
LOT SIZE:	0.21 Acres
PRICE / SF:	\$29.76
NOI:	\$16,059
ZONING:	C-1
APN:	08-210-076-00

PROPERTY OVERVIEW

Unique mixed-use investment opportunity in the heart of Lincoln, Illinois. This attractive all-brick building, dating back to the early 1900s, offers the historic character and charm that make downtown properties highly desirable. The property features two retail storefronts on the main level, including one occupied by The Copper Penny and one vacant space available for an owner-user or new tenant. The second floor consists of three fully leased residential apartments, with the potential to add a fourth unit. An additional storage space at the rear of the property provides further income potential. Located along historic Route 66, the property benefits from both local and visitor traffic. Zoned C-1, it supports a variety of uses, including retail, restaurant, office, salon, and residential. With a mix of existing income, value-add potential, and a prime downtown location, this property presents an excellent opportunity for investors and owner-occupants alike. Property is being sold as is.

PROPERTY HIGHLIGHTS

- Historic building with appealing charm and character
- Income from apartments and commercial tenant
- Property is located in a busy downtown corridor with local coffee shops, restaurants, retailers, and salons

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ADDITIONAL PHOTOS



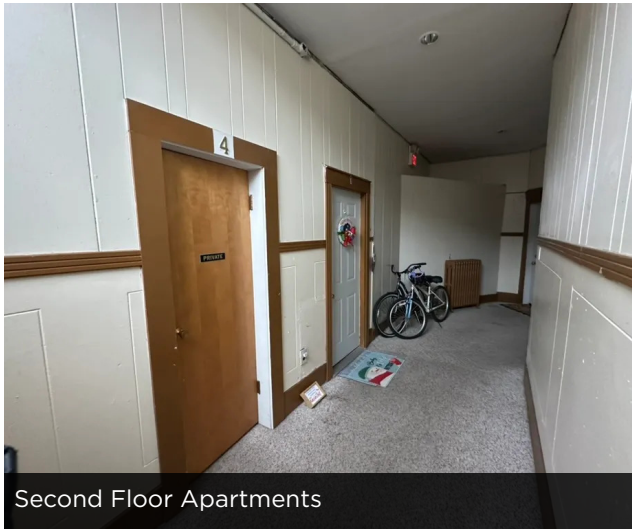
Vacant Storefront - front



Vacant Storefront - view from loft



Vacant Storefront - rear



Second Floor Apartments



Copper Penny



Rear parking lot

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CURRENT RENT ROLL

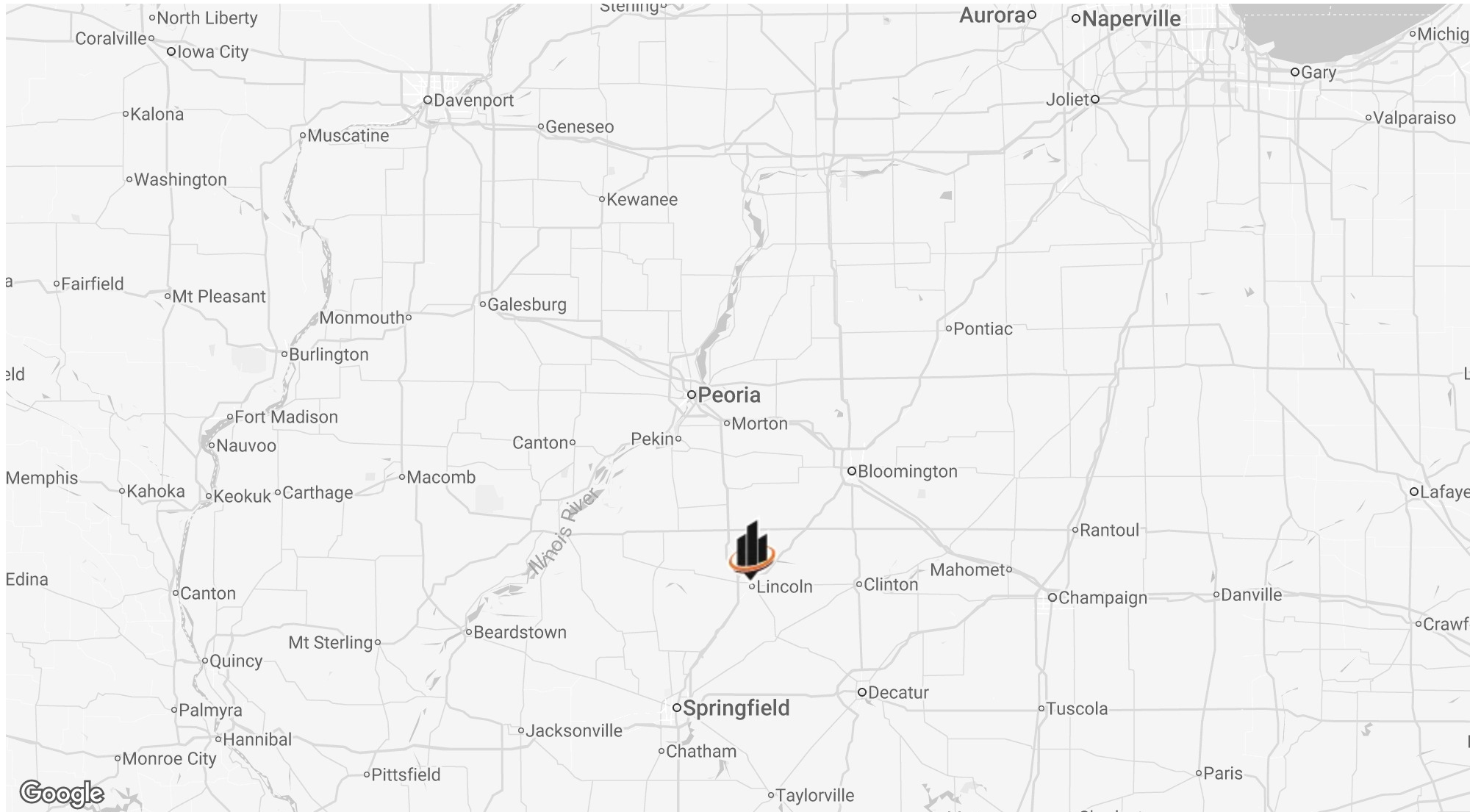
SUITE	ANNUAL RENT
Vacant Storefront	-
Apartment 1	\$6,600.00
Apartment 2	\$6,600.00
Apartment 3	\$6,600.00
Potential Apartment 4	-
Copper Penny	\$6,600.00
Storage Unit	-
TOTALS	\$26,400.00

AVERAGES

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REGIONAL MAP



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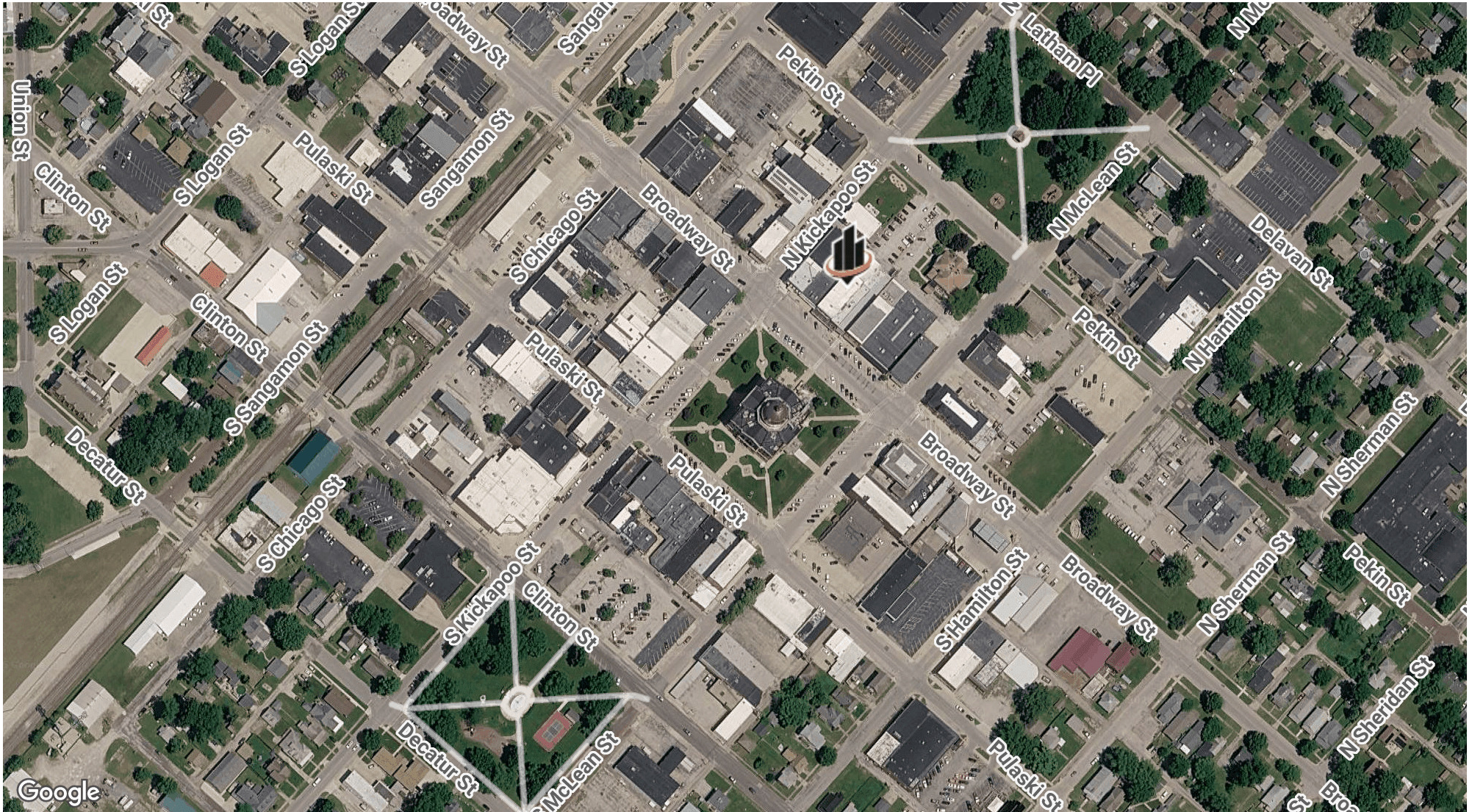
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 1.5 MILES

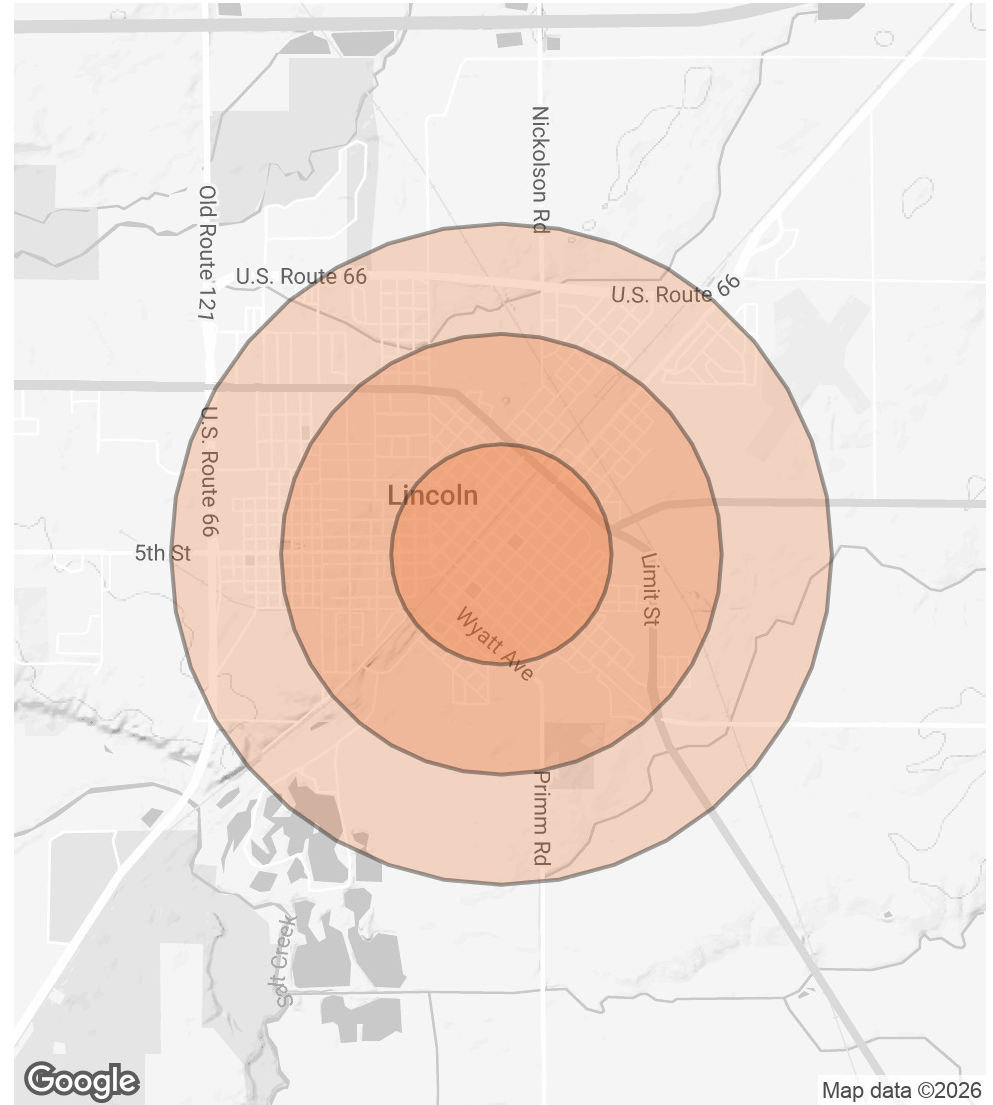
	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,224	6,897	10,580
AVERAGE AGE	35.6	38.7	39.5
AVERAGE AGE (MALE)	32.9	36.0	36.6
AVERAGE AGE (FEMALE)	43.7	43.0	43.6

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,045	3,215	4,929
# OF PERSONS PER HH	2.1	2.1	2.1
AVERAGE HH INCOME	\$58,717	\$65,718	\$67,077
AVERAGE HOUSE VALUE	\$87,848	\$97,966	\$102,251

2020 American Community Survey (ACS)



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MEET THE TEAM



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