



FOR SALE OR LEASE

## Former QSR with Drive-Thru

2310 Lincoln Avenue | Charleston, IL 61920



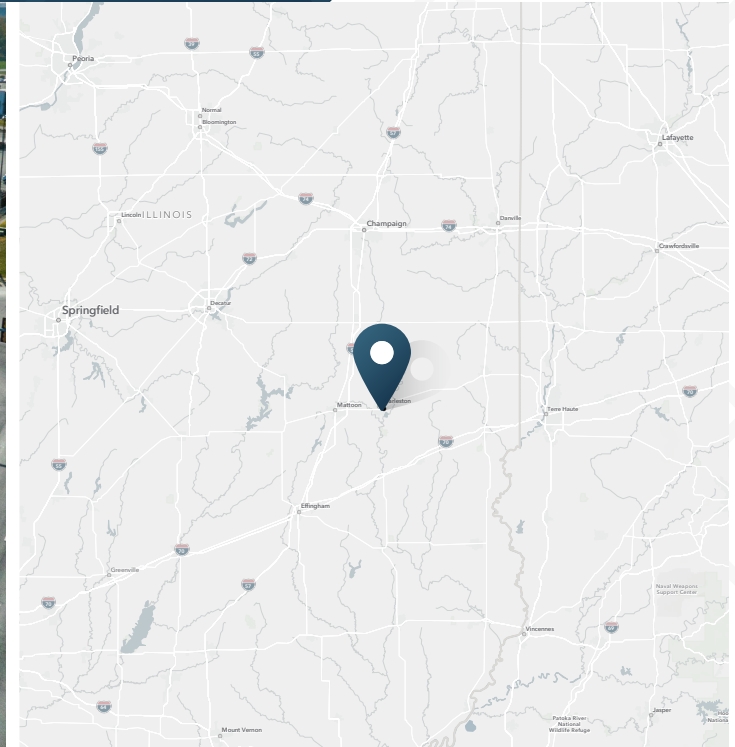


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**FOR SALE OR LEASE**



3,160 SF

Available

1.32 AC

Land

## ABOUT THE PROPERTY

- 3,160 SF Freestanding Former QSR with Drive-Thru on 1.32 AC in Charleston, IL
- Situated on Lincoln Avenue, a major thoroughfare with over 10,300 daily vehicles.
- High tenant synergy with nearby national brands like Chick-fil-A, Starbucks, McDonald's, Taco Bell, Arby's, and Dunkin'.
- Located as an outparcel at the signalized hard corner intersection of Walmart Supercenter's entrance
- Significant crossover retail traffic from Walmart and ALDI grocery store across the street.
- Close to residential areas including Campus Pointe Apartments (337 units) and Eastern Illinois University (7,000+ students), one mile away.

## NEARBY



## FOR LEASE CONTACT

**Ed Bonacker**

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## FOR SALE CONTACT

**Kaylan Knitowski**

Franklin Street  
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## TRAFFIC COUNTS

Lincoln Avenue, adjacent to Site  
W Lincoln Avenue, W of Site  
I-57, NW of Site

Year: 2023 | Source: IDOT

5,300 VPD  
19,800 VPD  
22,700 VPD



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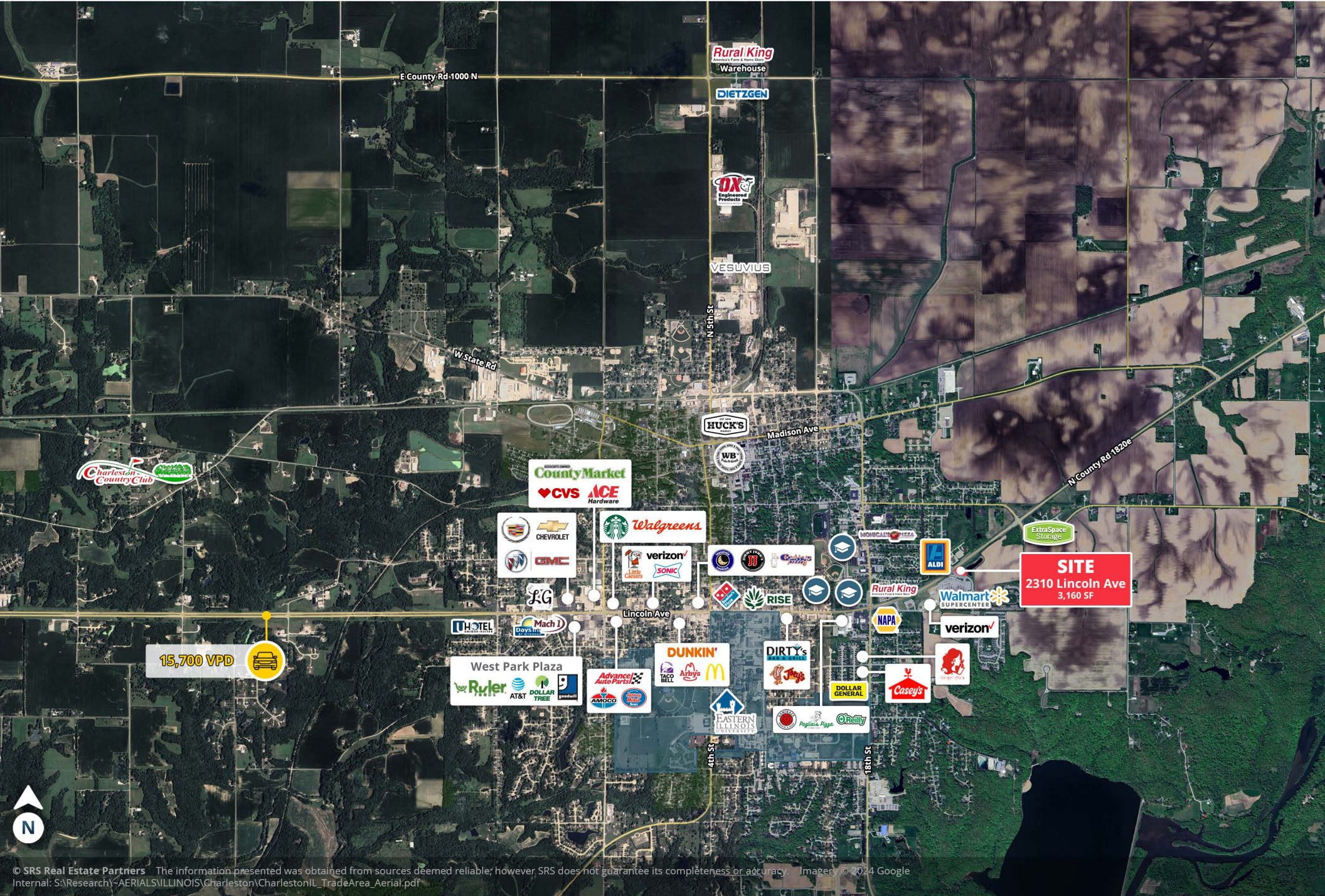
2310 Lincoln Avenue | Charleston, IL 61920





# Charleston Trade Area

Charleston Trade Area





# Lincoln Ave & 18th St

Charleston, IL



**SITE**  
2310 Lincoln Ave  
3,160 SF



16,500 VPD





2310 Lincoln Ave  
Charleston, IL



**SITE**  
2310 Lincoln Ave  
3,160 SF





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## DEMOGRAPHIC HIGHLIGHTS

### 3 MILES

16,030	13,502	\$74,176	6,656
Population	Total Daytime Population	Average Household Income	Total Households

### 5 MILES

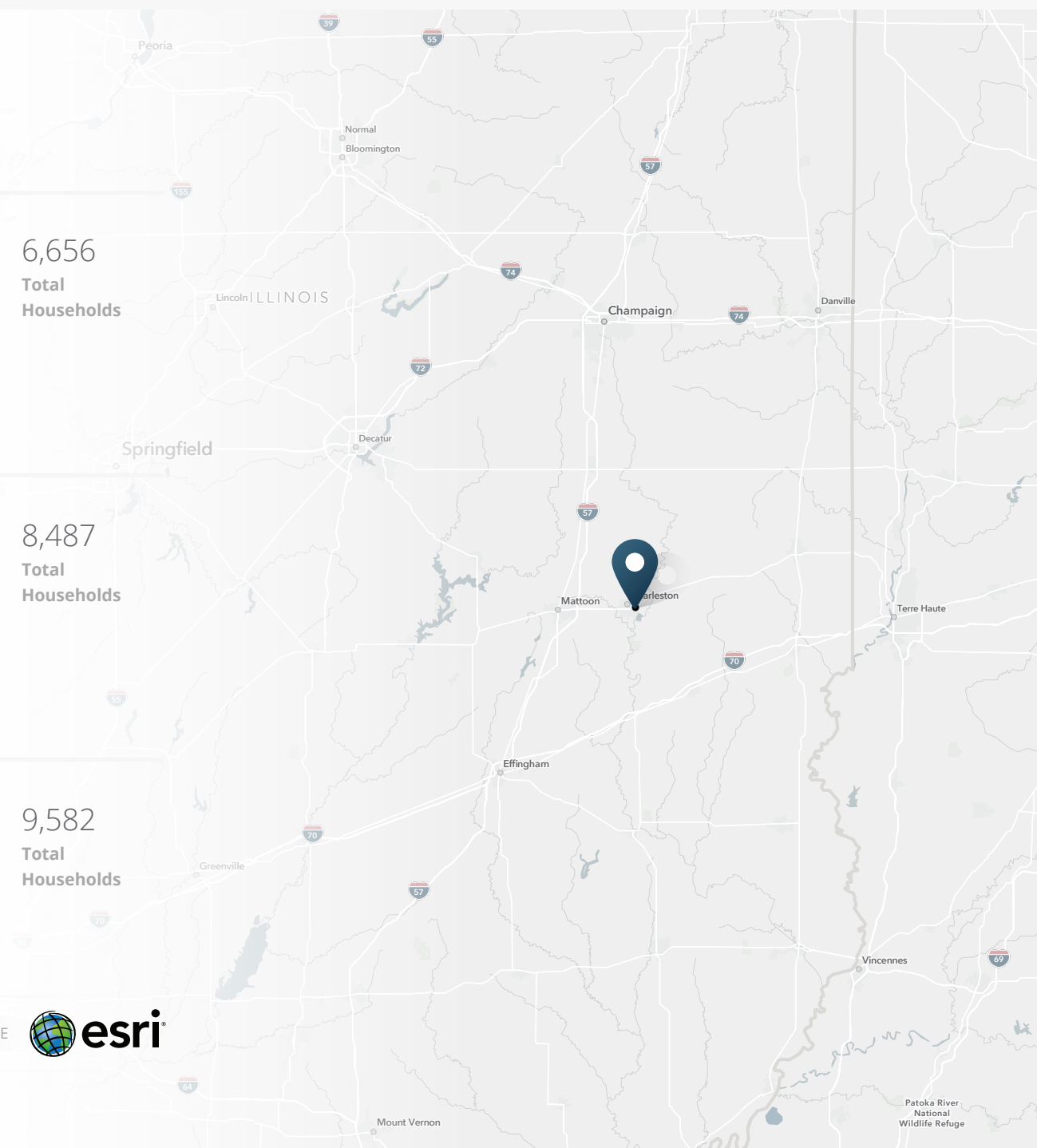
19,929	20,720	\$79,491	8,487
Population	Total Daytime Population	Average Household Income	Total Households

### 7 MILES

22,371	24,628	\$83,070	9,582
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





# Nearby POI: Walmart Supercenter

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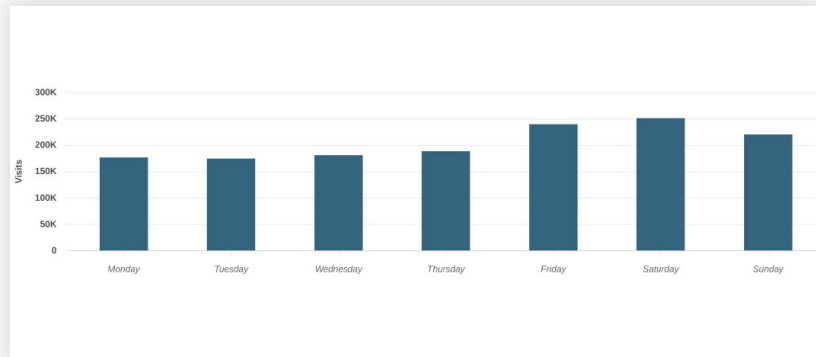
## MOBILE DATA & FOOT TRAFFIC INSIGHTS

### Estimated Annual Visits

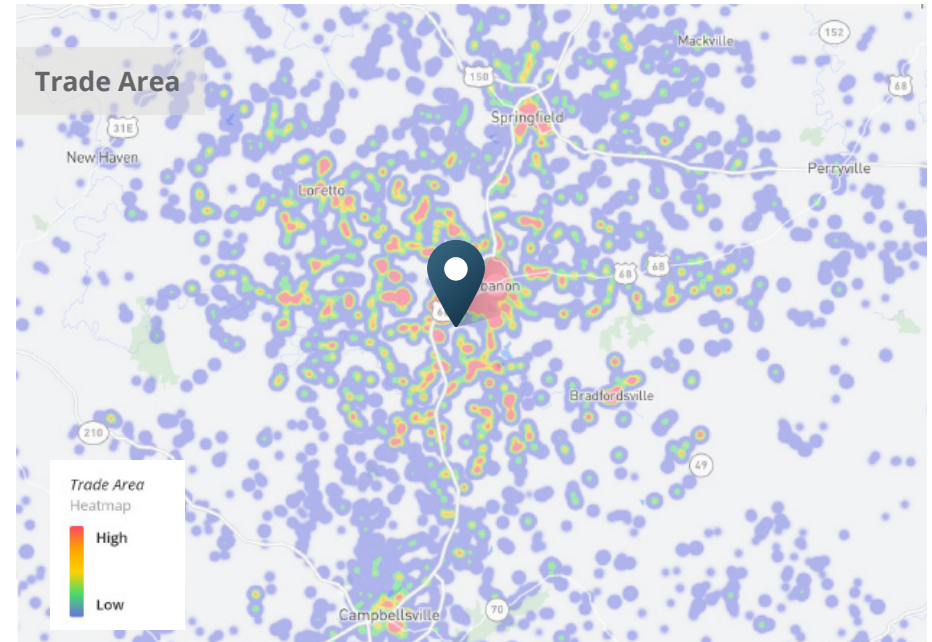
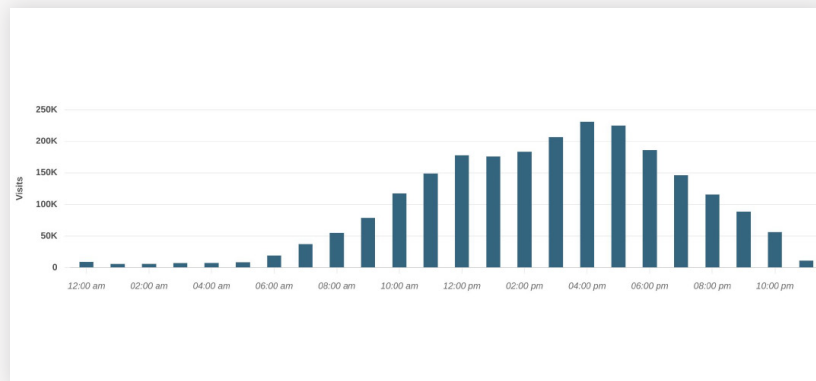
11/16/2023 - 11/15/2024

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
99K	1.4M	14.55

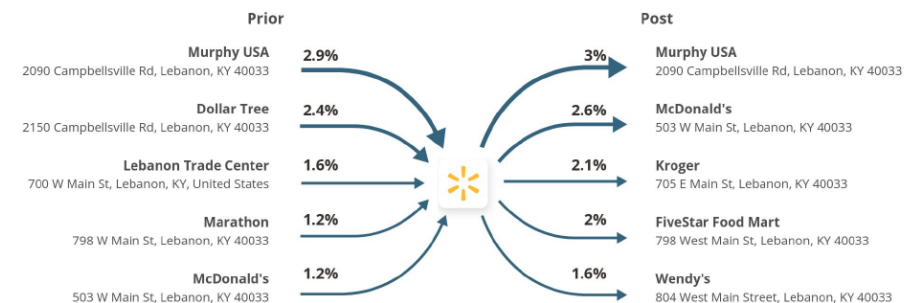
### Daily Visits



### Hourly Visits



### Customer Journey



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SOURCE



**Placer.ai**





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