

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	1.32 +/- AC
County	McDonough County
APN	1130116530
Zoning	Commercial (Special Purpose)
Building Size	5,400 +/- SQ FT
Frontage	150 +/- FT
Traffic Count	11,900 +/- VPD

1631 E Jackson Street Macomb, Illinois 61455



Site Highlights

Premium Frontage on Busy Road: Excellent visibility and easy access from Jackson St, ensuring strong drive-by traffic and customer convenience

Convenient Ingress/Egress: Property features a center median break, allowing for dedicated left-turn access directly into site

Dense Retail Hub: Located in a thriving commercial hub anchored by national retail anchors such as Walmart Supercenter and Starbucks

Established Business with Proven Demand: Includes an operating wash with consistent customer traffic, validating the location's suitability



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