

FREESTANDING QUICK SERVICE RESTAURANT (QSR)

2775 Woodlawn Dr. Lincoln, IL 62526

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OFFERING &TENANT OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for sale or lease this freestanding quick service restaurant. Subject property is located on Woodlawn Rd. (IL-121/ IL-10) 1/2 mile from Interstate 55 in Lincoln Illinois. This location caters to interstate traffic as well as the community and is surrounded by retailers such as Walmart, Culvers, Arby's, Wendy's, Cracker Barrel, Steak 'n Shake and Thorntons Travel Center. Lincoln has excellent access to the tri-state area with Chicago located 170 miles northeast, Indianapolis 200 miles east and St. Louis 130 miles southwest.

Subject is a former Taco Bell Franchise store consisting of kitchen (1,503 SF), customer seating (625 SF | Seating for 45), and a drive through. The kitchen contains a 11' hood ventilation system with Ansul system, 12' heat capture hood ventilation system, 2 – 6.5' x 11' walk-in coolers, 1 – 9' x 11' walk-in freezer, 3-compartment sink, Vegetable prep sink, 75 gallon water heater, and various other equipment. The roof was replace in July 2019 and property was extensively cleaned and buttoned up. The lot features abundant parking, great visibility, and excellent interstate access.

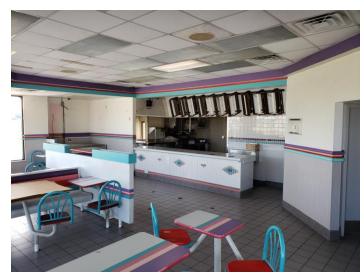
OVERVIEW

Lease Price	\$15.50/SF NNN
Building Size	2,198 SF
Year Built	1995
Lot Size	1.63 Acres





INTERIOR PICTURES



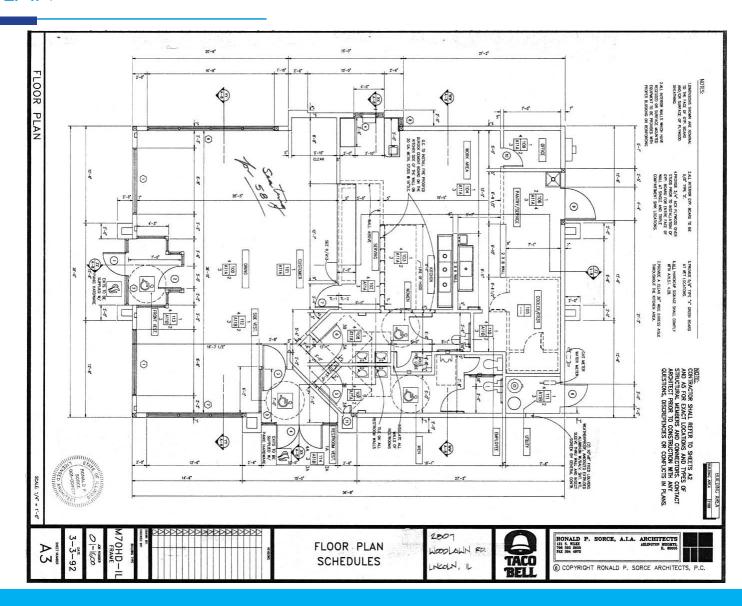






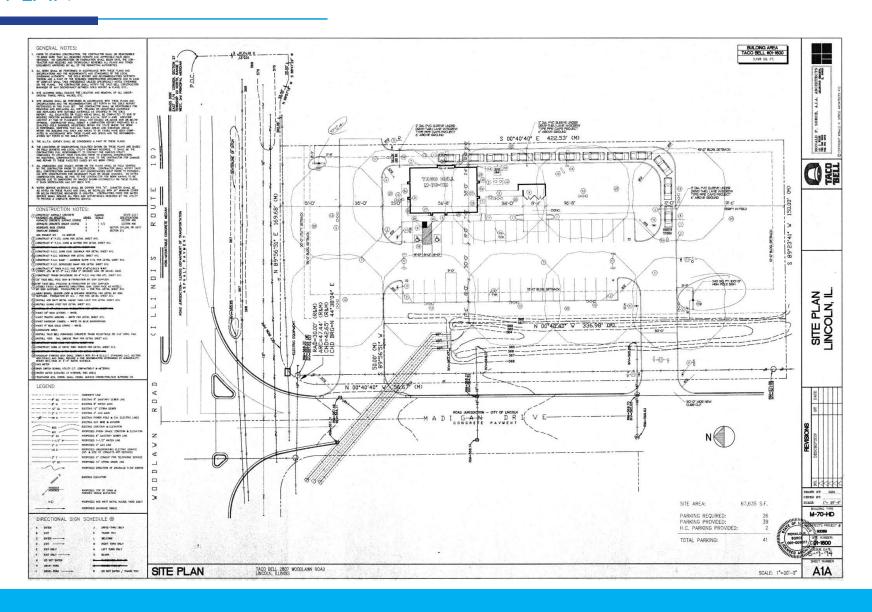


FLOOR PLAN





SITE PLAN





AERIAL PHOTO





CONTACT INFORMATION



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