

OFFERING MEMORANDUM

1109 Hickox Dr, Lincoln, IL
62656

Freestanding Restaurant
Property For Sale

Blake Pryor

Brokerage

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OVERVIEW

PROPERTY OVERVIEW

Subject Property is a freestanding 4,972 SF restaurant building with a drive-thru. Current layout is in three sections – dining area, food station, and kitchen. The dining area is approx. 44' x 35' and seats 150 people. The food station has several food bars for buffet style service, a hibachi grill with 1-5' commercial hood, a server station, and some additional seating. The kitchen contains a 16' hood ventilation system, an 8' hood ventilation system, a 10' x 10' walk-in cooler, a 15.5' x 9' walk-in freezer, two 3-compartment sinks, 4 handwashing sinks, and a 100 gal water heater. The Subject is located in both an opportunity zone and enterprise zone.

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for sale this freestanding 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 McDonald's, Pizza Hut, AutoZone, Goodwill, Dollar General, and Casey's General Store among many others. Lincoln has excellent access to the tristate area with Chicago located 170 miles northeast, Indianapolis 200 miles east and St. Louis 130 miles southwest.

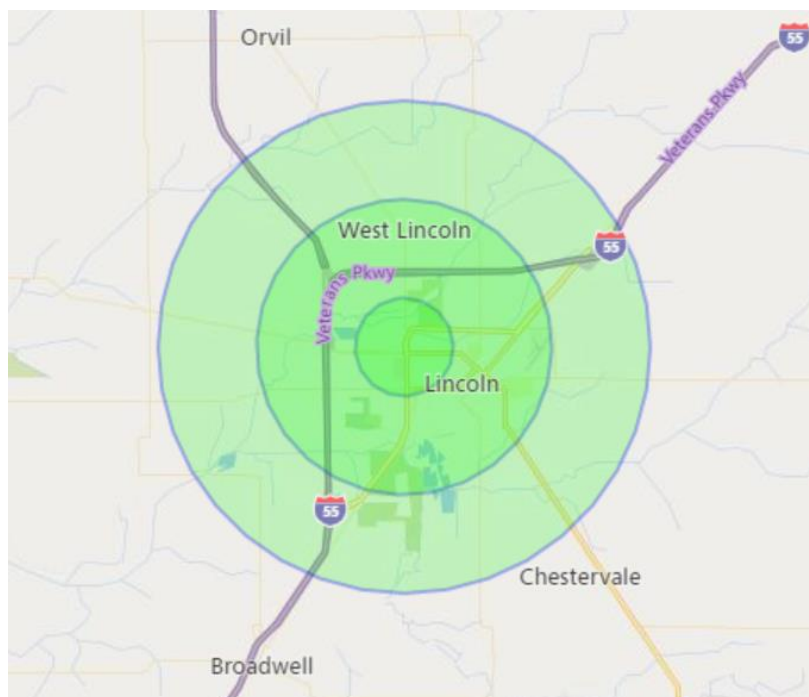
PROPERTY INFORMATION

| | |
|------------------|-----------------------------------|
| ADDRESS | 1109 Hickox Dr, Lincoln, IL 62656 |
| ASK PRICE | \$249,000 |
| BUILDING SIZE | 4,972 SF |
| LOT SIZE (ACRES) | 1.21 AC |
| TAX PIN | 12-026-009-30 |
| ZONING | C-2 |



AREA OVERVIEW

Subject property is located 1/2 from Interstate 55 in **Lincoln, IL**. The immediate trade area offers several restaurants and shopping options to the community and interstate traffic.



POPULATION

| | 1-MILES | 3-MILES | 5-MILES |
|-----------------------------|---------|---------|---------|
| 2010 Population (Census) | 4,538 | 15,859 | 19,605 |
| 2021 Population | 4,289 | 14,954 | 18,696 |
| 2026 Population (Projected) | 4,300 | 14,944 | 18,693 |

HOUSEHOLDS

| | 1-MILES | 3-MILES | 5-MILES |
|-----------------------------|---------|---------|---------|
| 2021 Households | 1,868 | 6,095 | 6,595 |
| 2026 Households (Projected) | 1,873 | 6,092 | 6,595 |

INCOME

| | 1-MILES | 3-MILES | 5-MILES |
|------------------------|----------|----------|----------|
| 2021 Per Capita Income | \$29,448 | \$28,592 | \$25,370 |
| 2021 Median HH Income | \$52,254 | \$55,621 | \$57,527 |

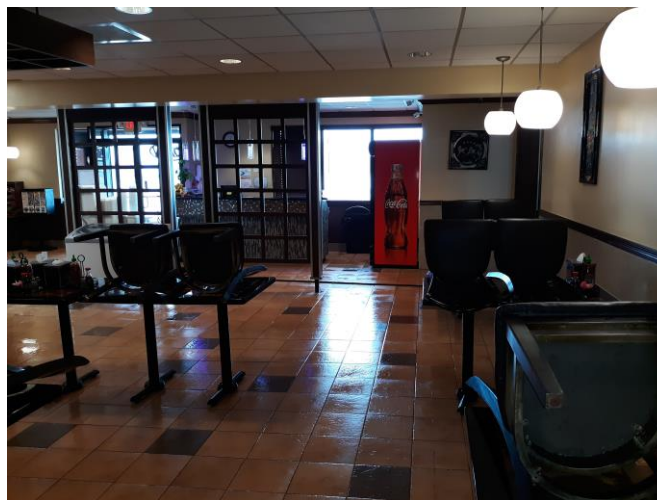
AERIAL



EXTERIOR



INTERIOR



INTERIOR



CONTACT



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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

- Drive-Thru
- Full Commercial Kitchen
- Easy Interstate Location & Access
- Near Many Retailers
- Opportunity/Enterprise Zone
- Interstate & Community Traffic