

# 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

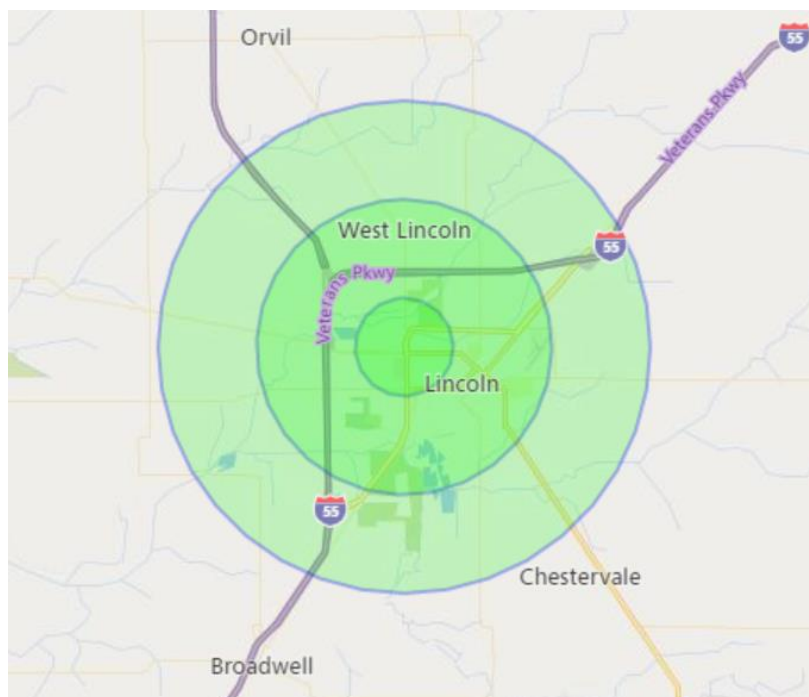
ADDRESS	1109 Hickox Dr, Lincoln, IL 62656
ASK PRICE	\$230,000
BUILDING SIZE	4,972 SF
LOT SIZE (ACRES)	1.21 AC
TAX PIN	12-026-009-30
ZONING	C-2





## 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



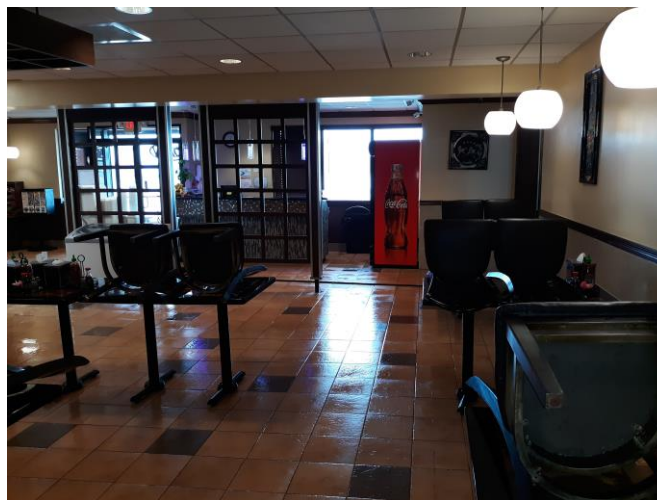


# EXTERIOR





# INTERIOR





# INTERIOR





# CONTACT



## BLAKE PRYOR

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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