COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

West Park Plaza

$5.00 & $10.00 / SF / NNN

FOR LEASE



510-610 W Lincoln Ave.

Charleston, IL 61920

58,512 SF & 7,500 SF | **RETAIL**

LEASE PRICE

$5.00 & $10.00 / SF

LEASE TYPE

NNN= $2.27/ SF

AVAILABLE SPACE

58,512 SF & 7,500 SF

BUILDING SIZE

69,338 SF

ZONING

C2- General Commercial

TRAFFIC COUNT

Lincoln Ave- 17,500 AADT

PROPERTY DESCRIPTION

510 W. Lincoln: Former Walmart consisting of 58,512 SF, which ownership would consider subdividing. It is currently in a dark shell condition and ready for the next tenant. The building has a new roof in 2026 and HVAC units. The space has a ceiling clear height of 15' to 16'10", column spacing running east to west is 29'6" (9 column rows) and column spacing running north to south is 30'8" (5 column rows). The space is serviced by one dock door measuring 8'w X 7'h. The building is fully sprinkled. Electrical service is 480 volt with 1,000 amps. There is 208 volt power at the transformer. The city would allow self-storage in this section of the building.

528-546 W. Lincoln: Space consists of 7,500 SF with ceiling clear height of 12' to 13'. This space is currently a dark shell condition and ready for the next build-out. This space is also sprinkled and has a new roof and HVAC in 2026. The space has 90' of frontage and 80' deep with a 300 SF back room.

AREA DESCRIPTION

The subject property is located along Lincon Avenue in Charleston, IL, which is home to Eastern Illinois University and boasts over 8,000 students. Lincoln Avenue is the main arterial road that runs through Charleston and connects directly to Mattoon and Interstate 57. West Park Plaza is a 135,000 SF retail center which hosts may retails such as Ruler Foods, Dollar Tree, Goodwill, AT&T, H&R Block, and Edward Jones.



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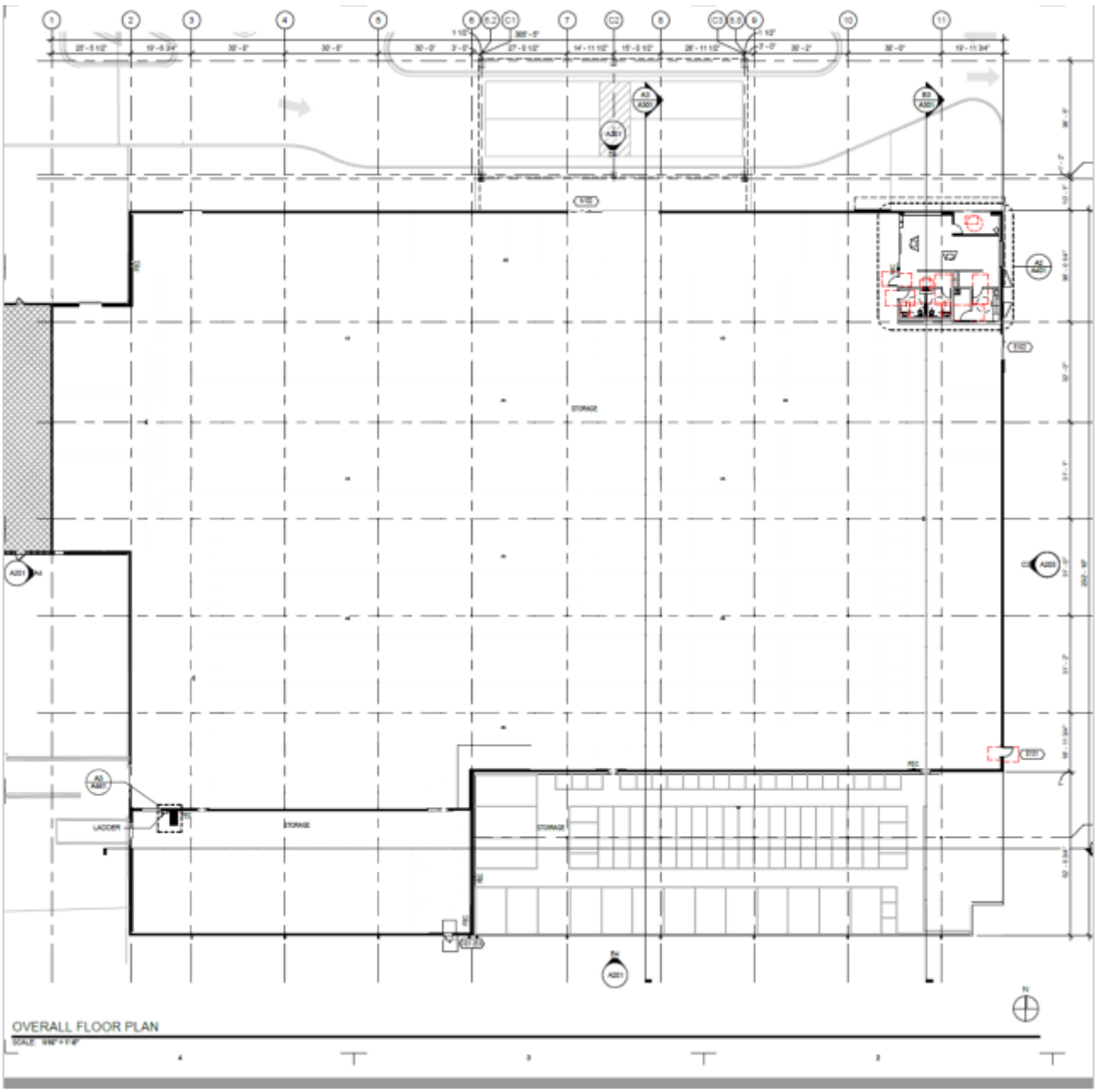
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FLOOR PLAN- 510 Lincoln Ave





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