

**SALE**

# 600 Broadway St

**600 BROADWAY ST**

Lincoln, IL 62656

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$199,900
<b>BUILDING SIZE:</b>	6,300 SF
<b>LOT SIZE:</b>	2,400 SF
<b>PRICE / SF:</b>	\$31.73
<b>ZONING:</b>	C-1
<b>APN:</b>	08-210-074-00

## PROPERTY OVERVIEW

Great opportunity to acquire a mixed-use investment property in the heart of Downtown Lincoln, prominently located on the historic square. This attractive all-stone building offers multiple income streams and flexibility for both investors and owner-occupants.

The first floor is home to Flossie & Delzena's, a popular local breakfast and lunch destination that brings consistent foot traffic to the property. The second floor features an approximately 800-square-foot apartment that is currently leased, providing immediate rental income, along with an additional approximately 1,400-square-foot office suite. The office space presents an excellent opportunity for additional rental income or can be utilized by a new owner for their own business operations.

With its prime downtown location, established commercial and residential tenants, and value-add office space, this property offers a unique combination of stability, upside potential, and owner-user flexibility. Whether you're looking to expand your investment portfolio or secure a prominent location for your business while benefiting from supplemental rental income, this property deserves a closer look.

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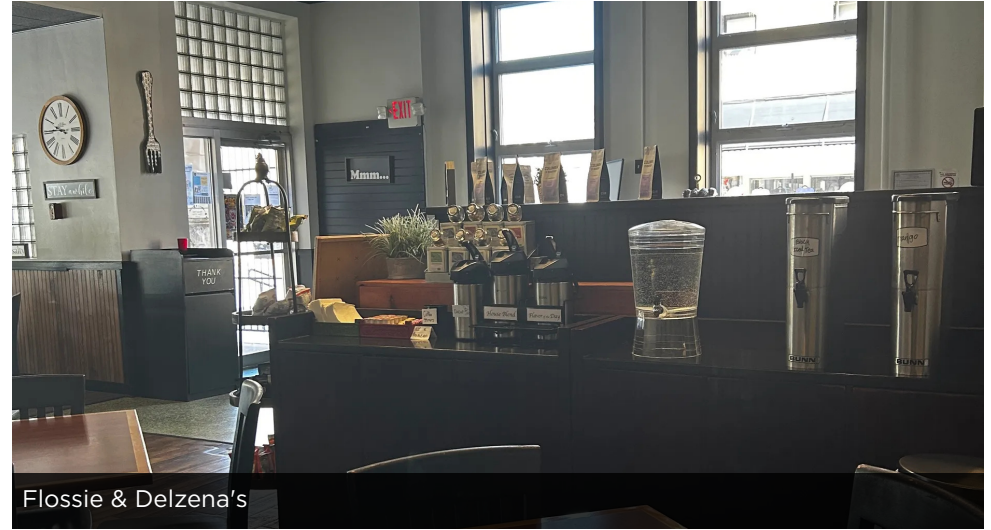
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## ADDITIONAL PHOTOS



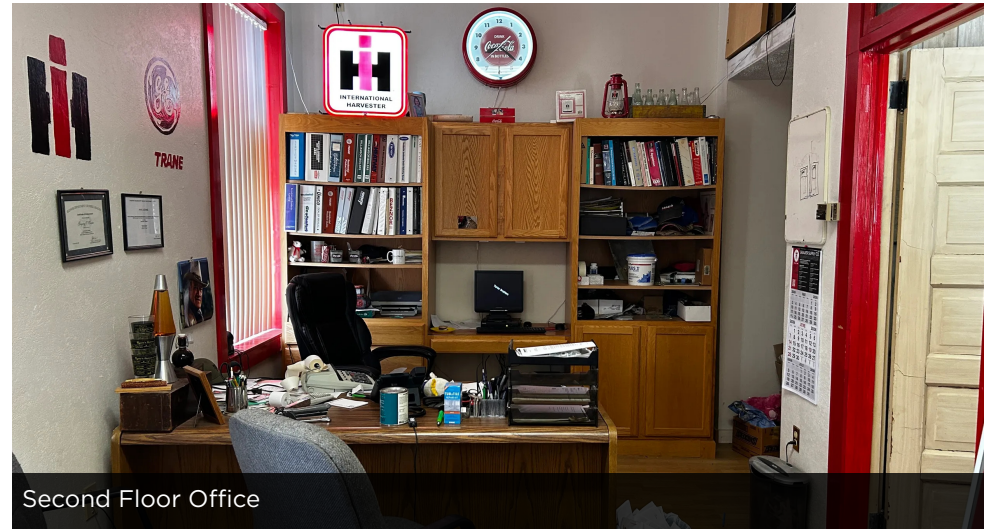
Flossie & Delzena's



Flossie & Delzena's



Second Floor Office

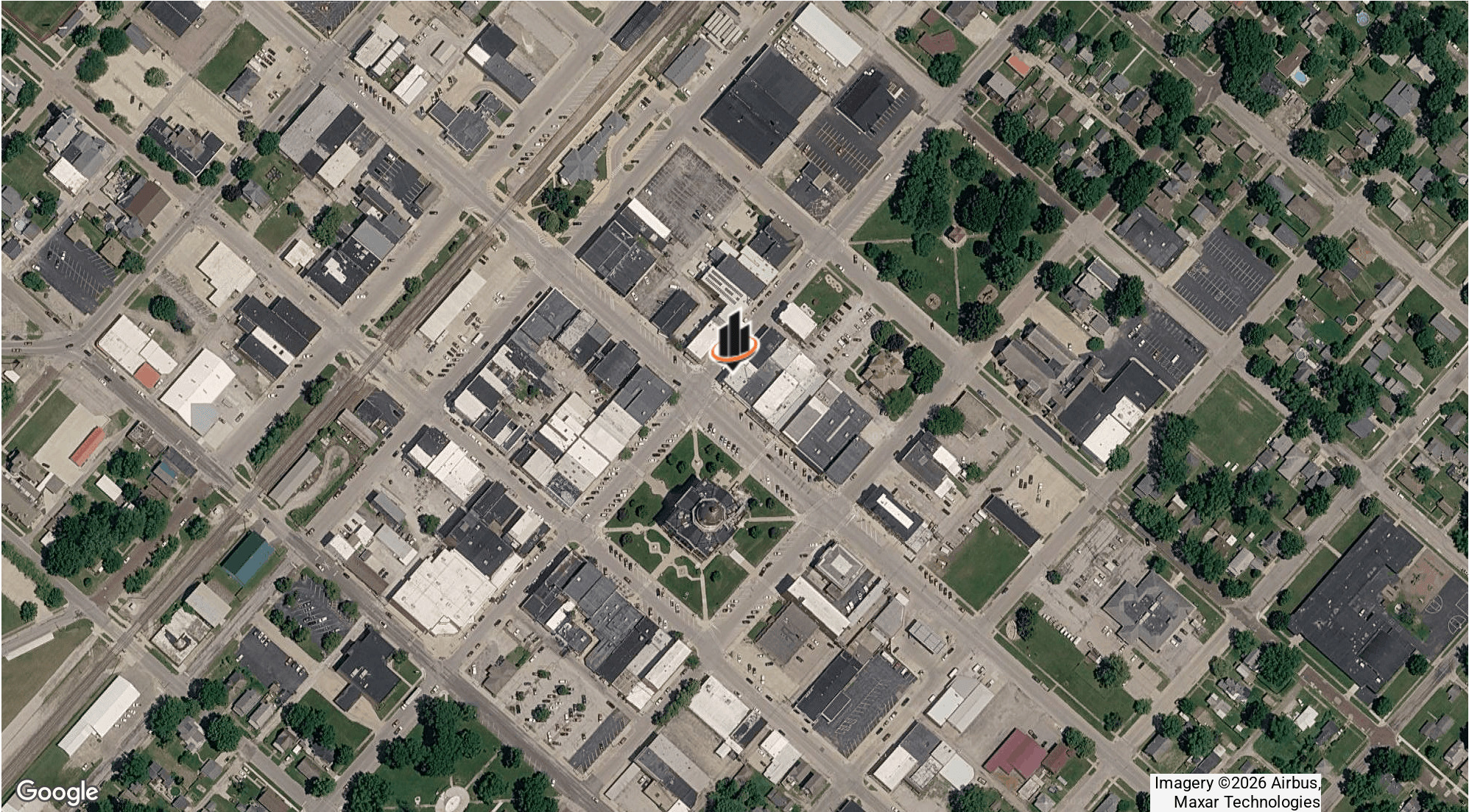


Second Floor Office

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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

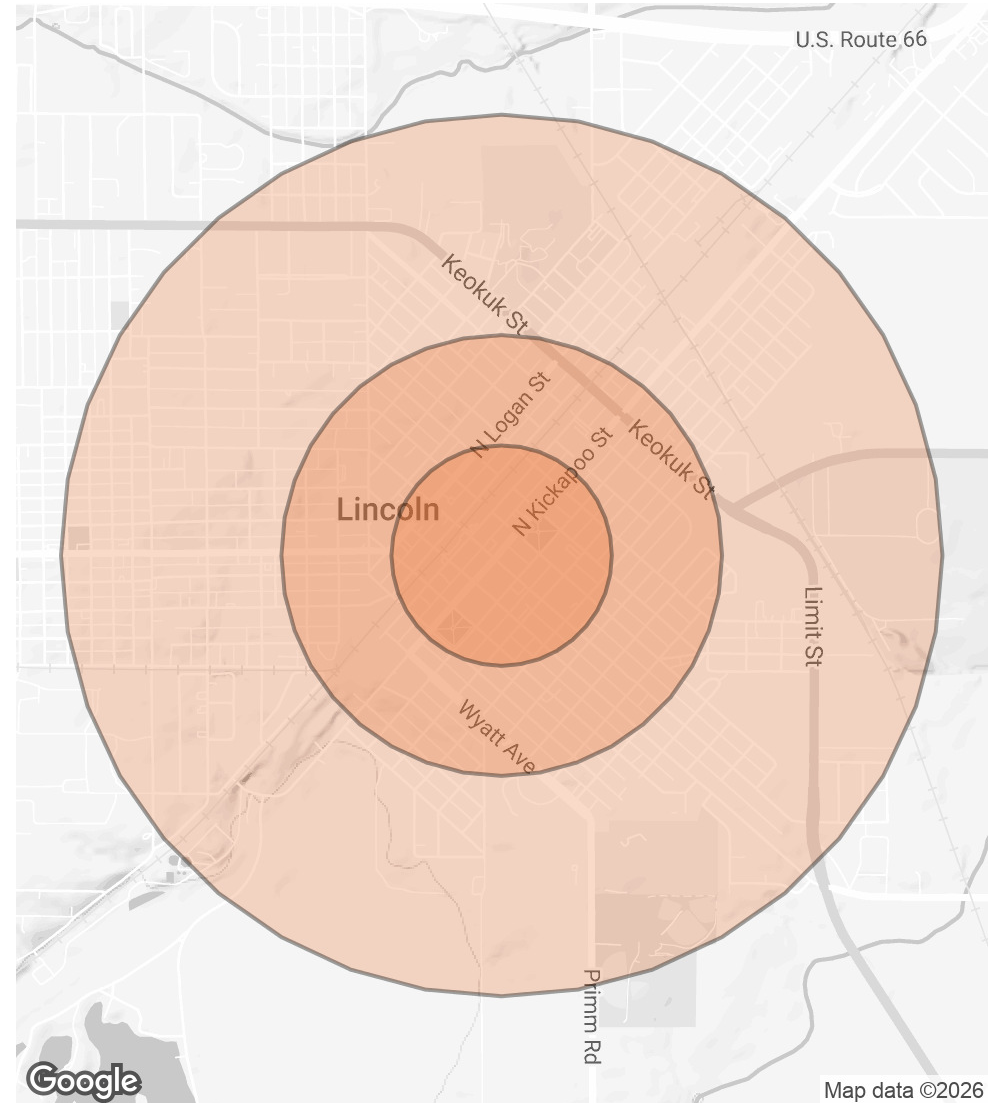
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	693	2,443	6,618
AVERAGE AGE	37.5	38.0	38.8
AVERAGE AGE (MALE)	36.3	36.3	37.3
AVERAGE AGE (FEMALE)	38.8	39.9	40.3

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	258	962	2,838
# OF PERSONS PER HH	2.7	2.5	2.3
AVERAGE HH INCOME	\$80,602	\$81,413	\$81,334
AVERAGE HOUSE VALUE	\$101,320	\$107,733	\$116,564

2023 American Community Survey (ACS)



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## MEET THE TEAM



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