

# OFFERING MEMORANDUM

207, 225 S. Kickapoo  
St, Lincoln, IL 62656

Former Lincoln Grand 8  
Movie Theatre  
Property For Sale

Blake Pryor

Brokerage

C: 217.725.9518

O: 217.547.6650

[bpryor@cbcdr.com](mailto:bpryor@cbcdr.com)



## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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# OVERVIEW

## PROPERTY OVERVIEW

Subject Property is the former Lincoln Grand 8 Movie Theatre in Downtown Lincoln, IL. It consists of 42,420 SF across 3 buildings – an 11,200 SF, multi-story movie theatre originally constructed in 1922 with minimal renovation in 2014, a 28,720 SF, 2-story movie theatre addition completed in 2016, and a 2,500 SF commercial building originally constructed in 1920 and most recently demoed in 2016. The old theatre features 4 movie screens and a basement for storage. There is some noticeable deferred maintenance in the old theatre. The new theatre addition features 6 movie screens, a concession stand, mezzanine space, and a basement for storage. The commercial space is currently in raw condition, and has the potential to be used as an outdoor patio. There is also potential for a rooftop deck above the commercial space. The offering includes both the real estate and furniture, fixtures, and equipment contained within the real estate.

Subject Property is located minutes away from Interstate 55 in Lincoln. This location caters to the community and is surrounded by many other commercial uses and households.

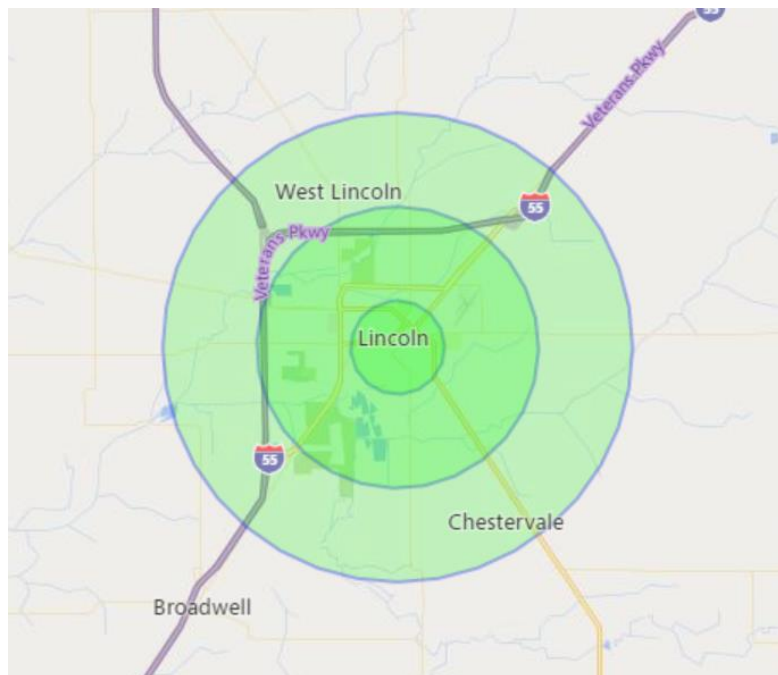
### PROPERTY INFORMATION

ADDRESS	207, 225 S. Kickapoo St, Lincoln, IL 62656
ASK PRICE	\$950,000
BUILDING SIZE	42,420 SF
LOT SIZE (ACRES)	0.83 AC
TAX PIN	08-210-222-10 & 08-210-223-00
ZONING	C-1



## AREA OVERVIEW

Subject property is located in **Lincoln, IL**. The immediate trade area features mostly commercial uses bordered by many households. This location is at the edge of the Downtown Lincoln District.



### POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	9,102	15,939	19,710
2020 Population	8,792	15,400	18,988
2025 Population (Projected)	8,677	15,231	18,768

### HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2020 Households	3,517	6,261	6,547
2025 Households (Projected)	3,481	6,216	6,498

### INCOME

	1-MILES	3-MILES	5-MILES
2020 Per Capita Income	\$24,599	\$27,154	\$23,908
2020 Median HH Income	\$52,148	\$53,905	\$54,851

# AERIAL

RENEW CONSIGNMENT  
& THRIFT

JOHNNYS BUY  
SELL TRADE

SORRENTO'S  
PIZZERA

GRIEME-ARNOLD  
INSURANCE AGENCY

LOGAN COUNTY  
COURTHOUSE

**SITE**

SKICKAPOOST - 2,850 AADT

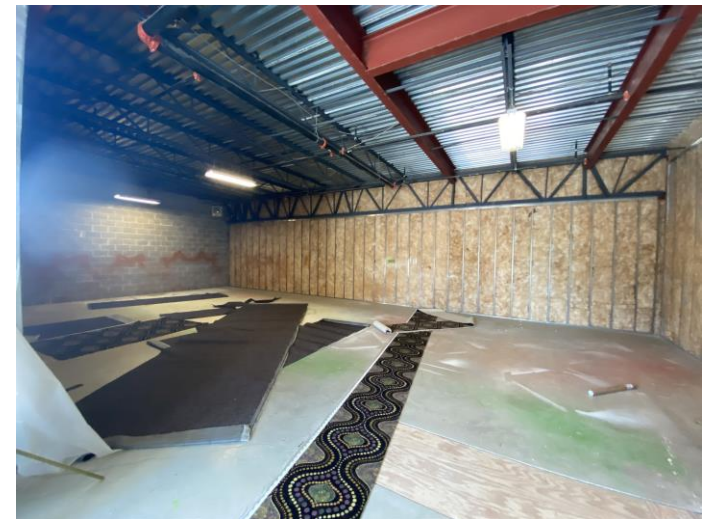
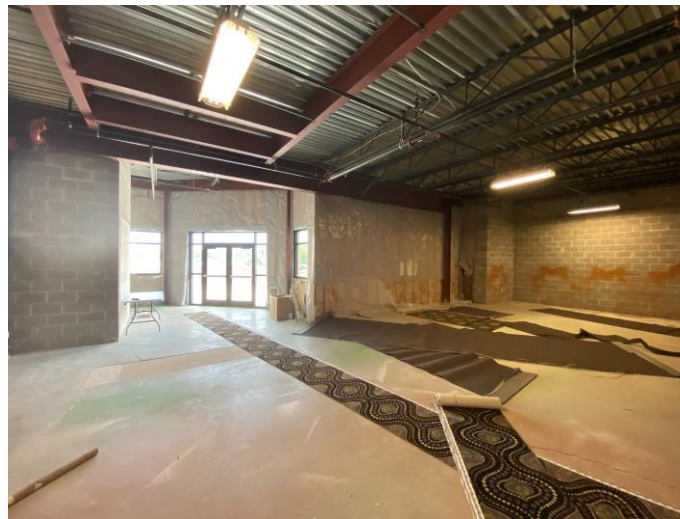


SCULLY PARK

# EXTERIOR



# INTERIOR



# INTERIOR







## BLAKE PRYOR

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### CBCDR MAIN OFFICE

201 W. Springfield Ave., 11<sup>th</sup> Floor  
Champaign, IL 61820



## PROPERTY HIGHLIGHTS

- 11,200 SF Multi-Story Theatre with 4 Screens
- 2,500 SF Commercial Building with Outdoor Patio/Rooftop Deck
- 28,720 SF 2-Story Theatre with 6 Screens (built in 2016)
- Offering Includes Real Estate and Inventory