

Central Illinois Car Wash Sites Portfolio



Coal Valley

Galesburg

Macomb

Peoria

East Peoria

Springfield

9 Locations for Sale



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35 N. Linwood
Galesburg, Illinois (one of the sites)

All Properties Features

- 9 locations in central Illinois
- Great visibility and accessibility with prime locations, strategically positioned with maximum traffic flow in mind
- See following traffic count maps
- Commercial zoning in place
- Ideal re-development site for convenience store, dollar store, coffee shop, etc.
- Own a lucrative piece of real estate in a coveted location

Sites

- Coal Valley
- Galesburg (2)
- Macomb (2)
- Peoria
- East Peoria
- Springfield (2)

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Summary of Car Wash Sites

Address	Lot Size	Zoning
102 E. 3 rd Street Coal Valley, IL 61240	21,199 SF	B-1
122 S. Whitesboro Galesburg, IL 61401	31,215 SF	B-2
35 N. Linwood Galesburg, IL 61401	69,913 SF	B-2
1305 E. Jackson Macomb, IL 61455	42,170 SF	B-2
714 W. Jackson Macomb, IL 61455	19,217 SF	B-2
3633 Meadowbrook Rd. Peoria, IL 61604	45,172 SF	B-2
236 E. Washington East Peoria, IL 61611	31,363 SF	B-3
2910 S. MacArthur Blvd. Springfield, IL 62704	48,787 SF	B-1
1500 W. Jefferson Springfield, IL 62702	41,382 SF	B-1

TOTAL = \$6,800,000

Property Photographs



102 E. 3rd St.
Coal Valley



122 S. Whitesboro,
Galesburg



35 N. Linwood,
Galesburg



714 W. Jackson,
Macomb



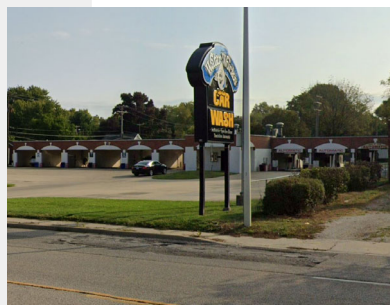
1305 E. Jackson,
Macomb



3633 Meadowbrook Rd.
Peoria



236 E. Washington,
East Peoria



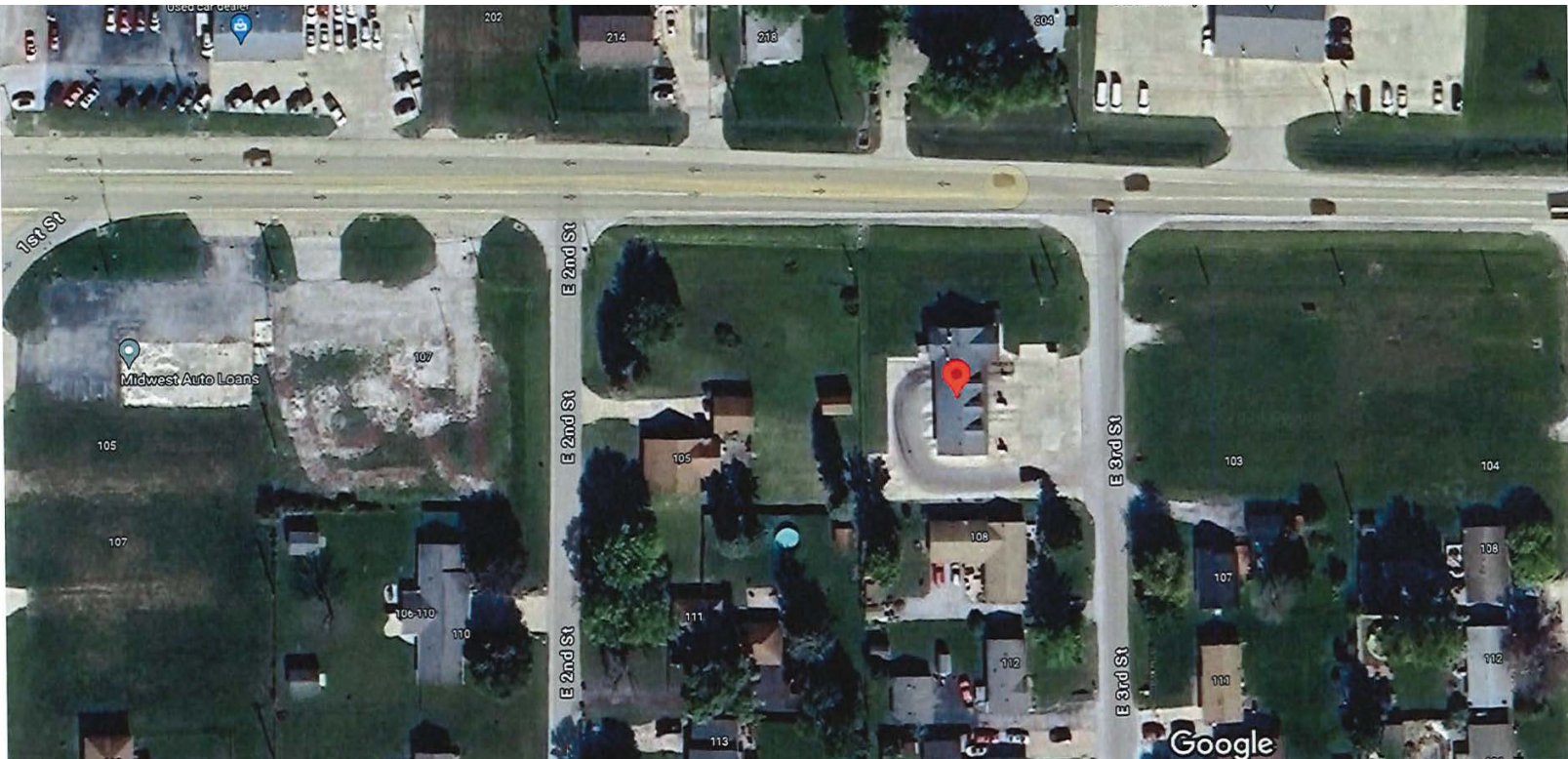
2910 S. MacArthur Blvd.
Springfield



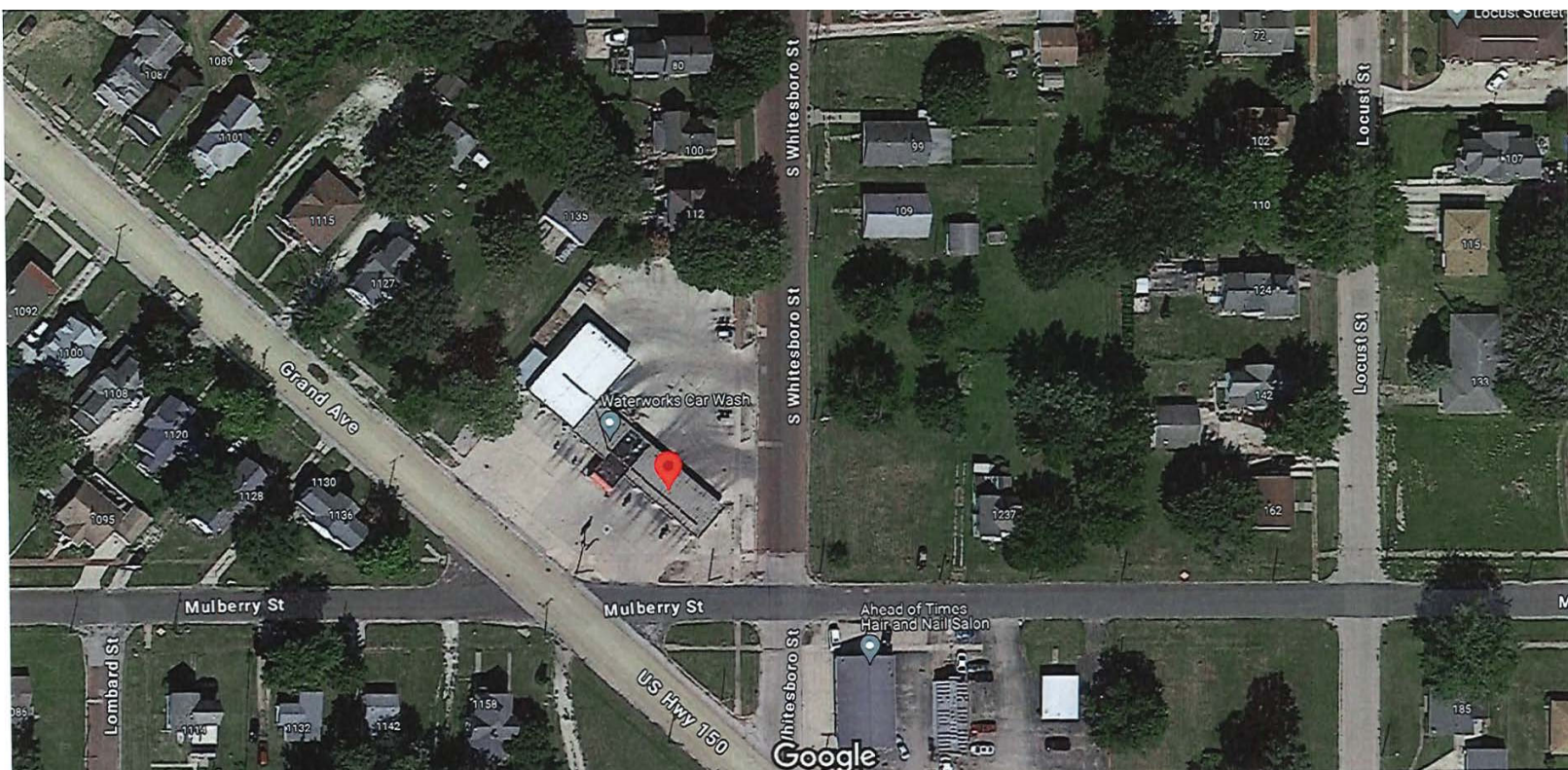
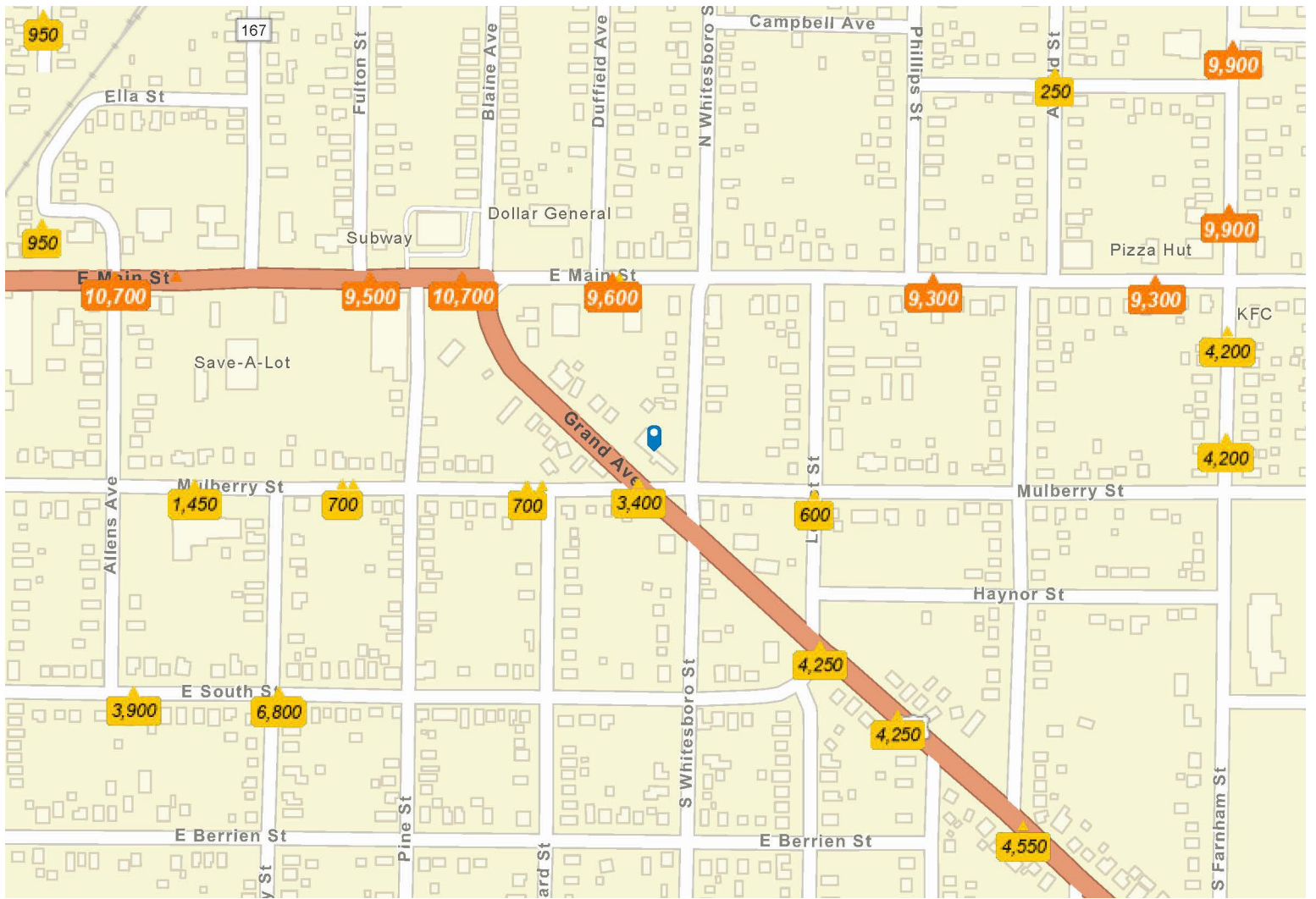
1500 W. Jefferson,
Springfield

Following: Traffic Counts & Location Maps

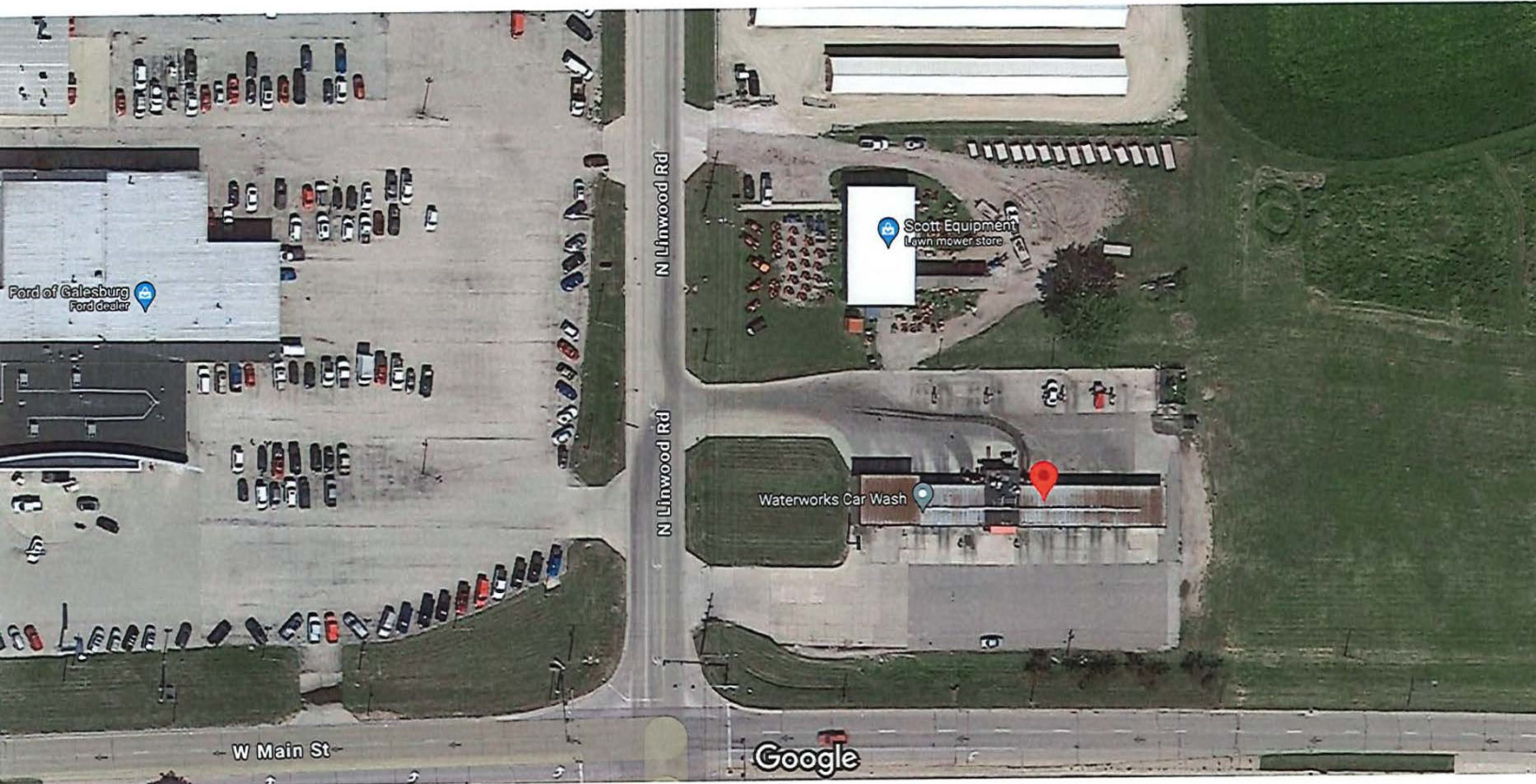
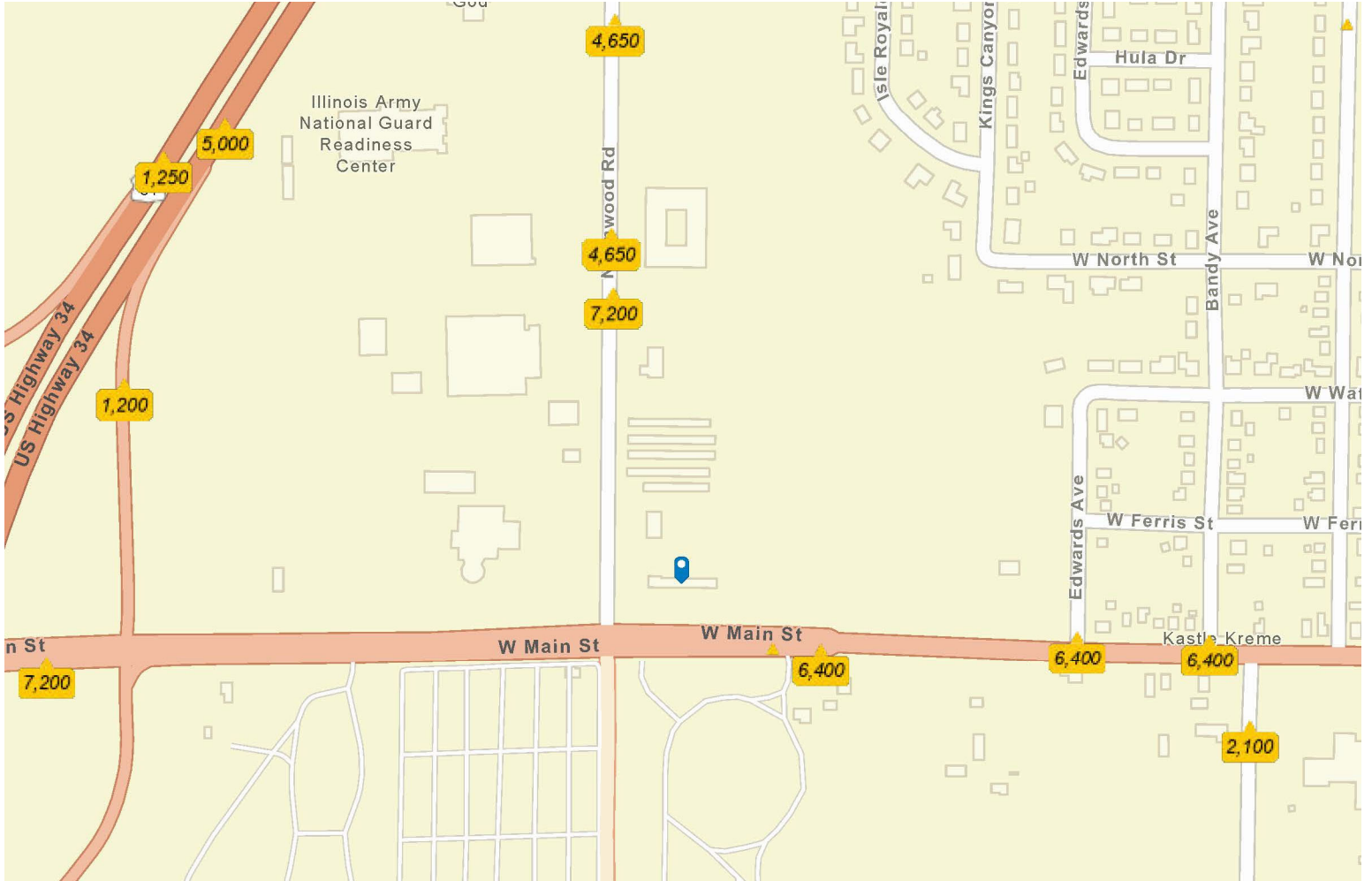
102 E. 3rd Street, Coal Valley



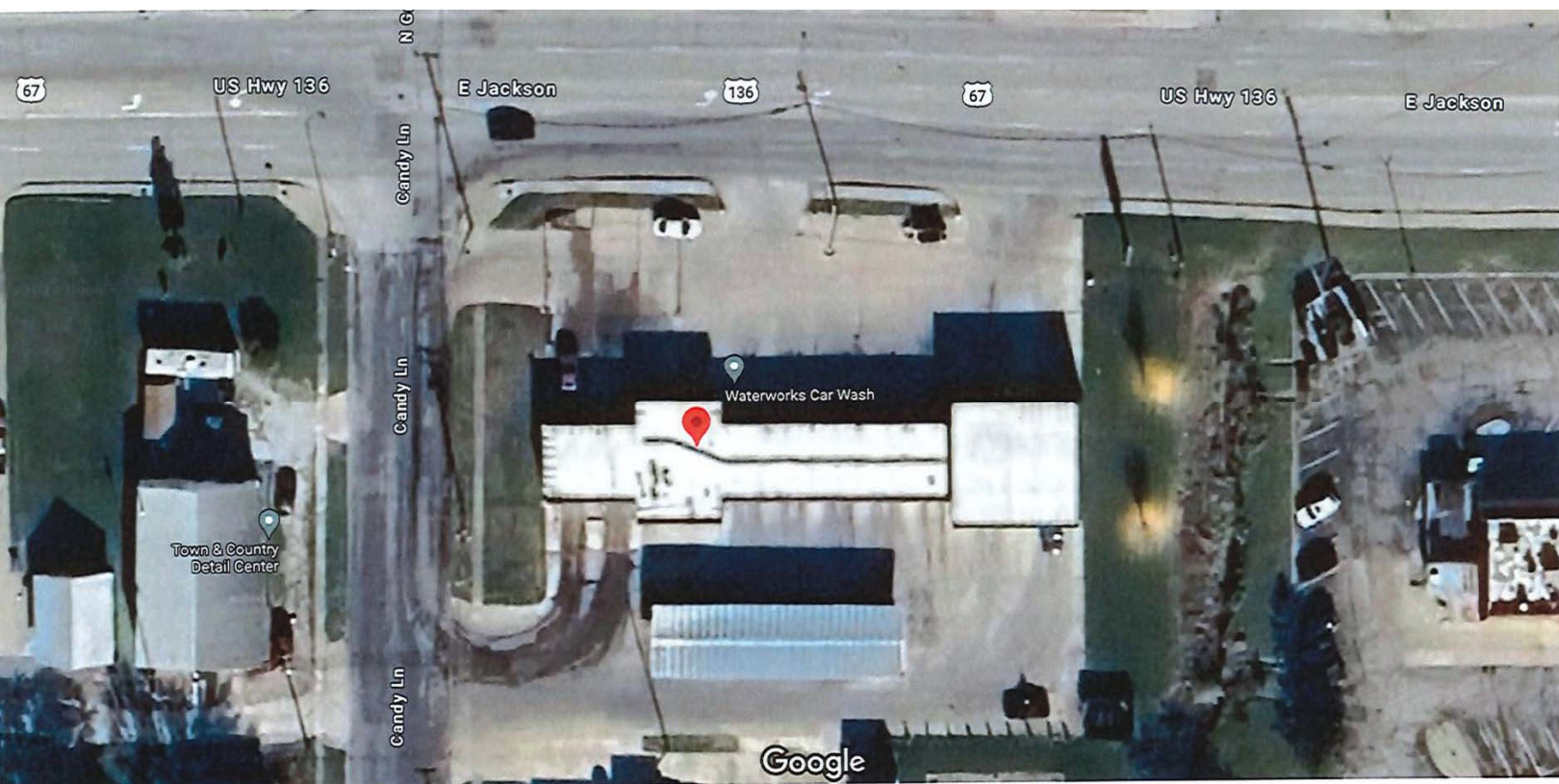
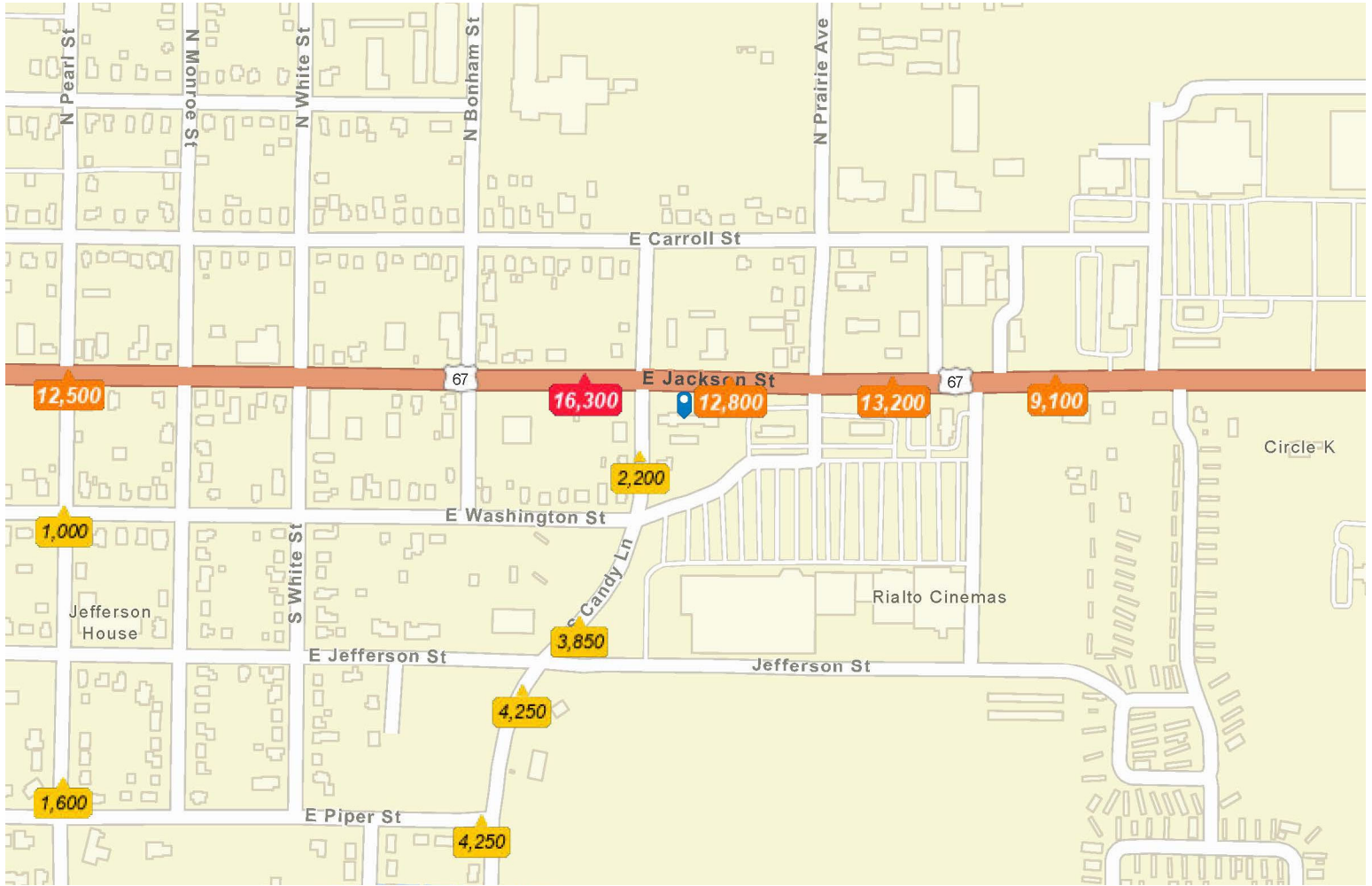
122 S. Whitesboro St., Galesburg



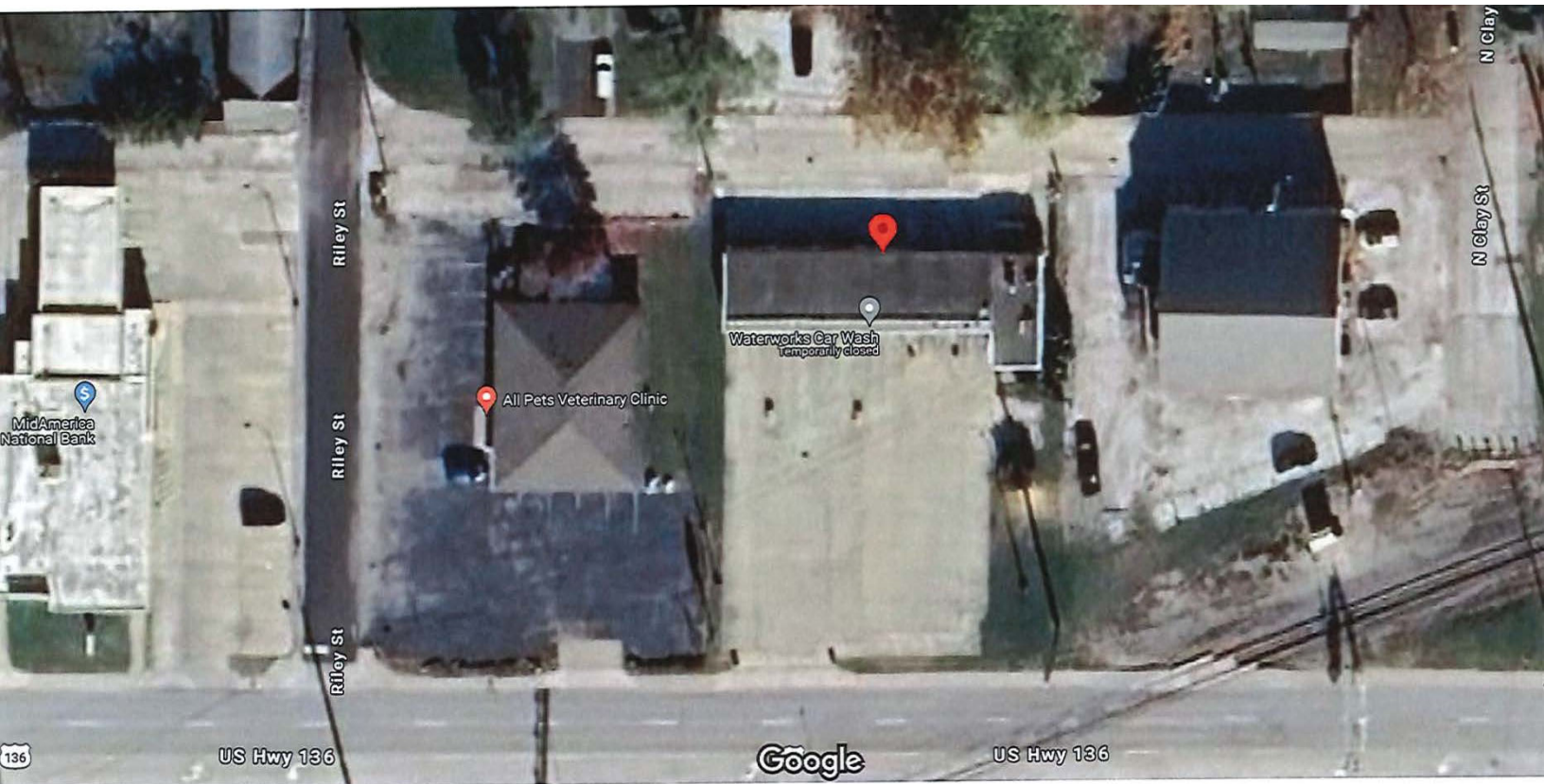
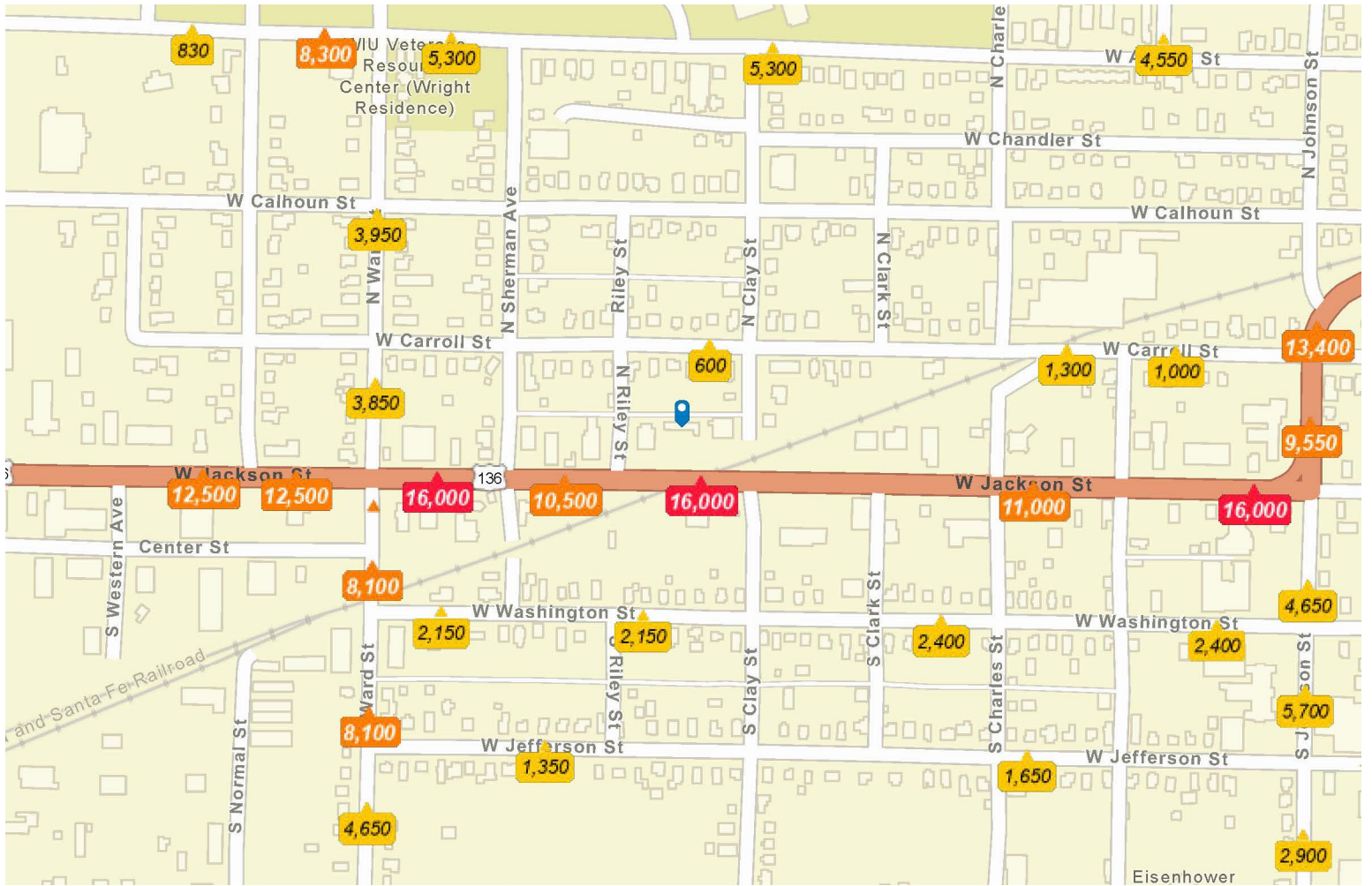
35 N. Linwood Rd., Galesburg



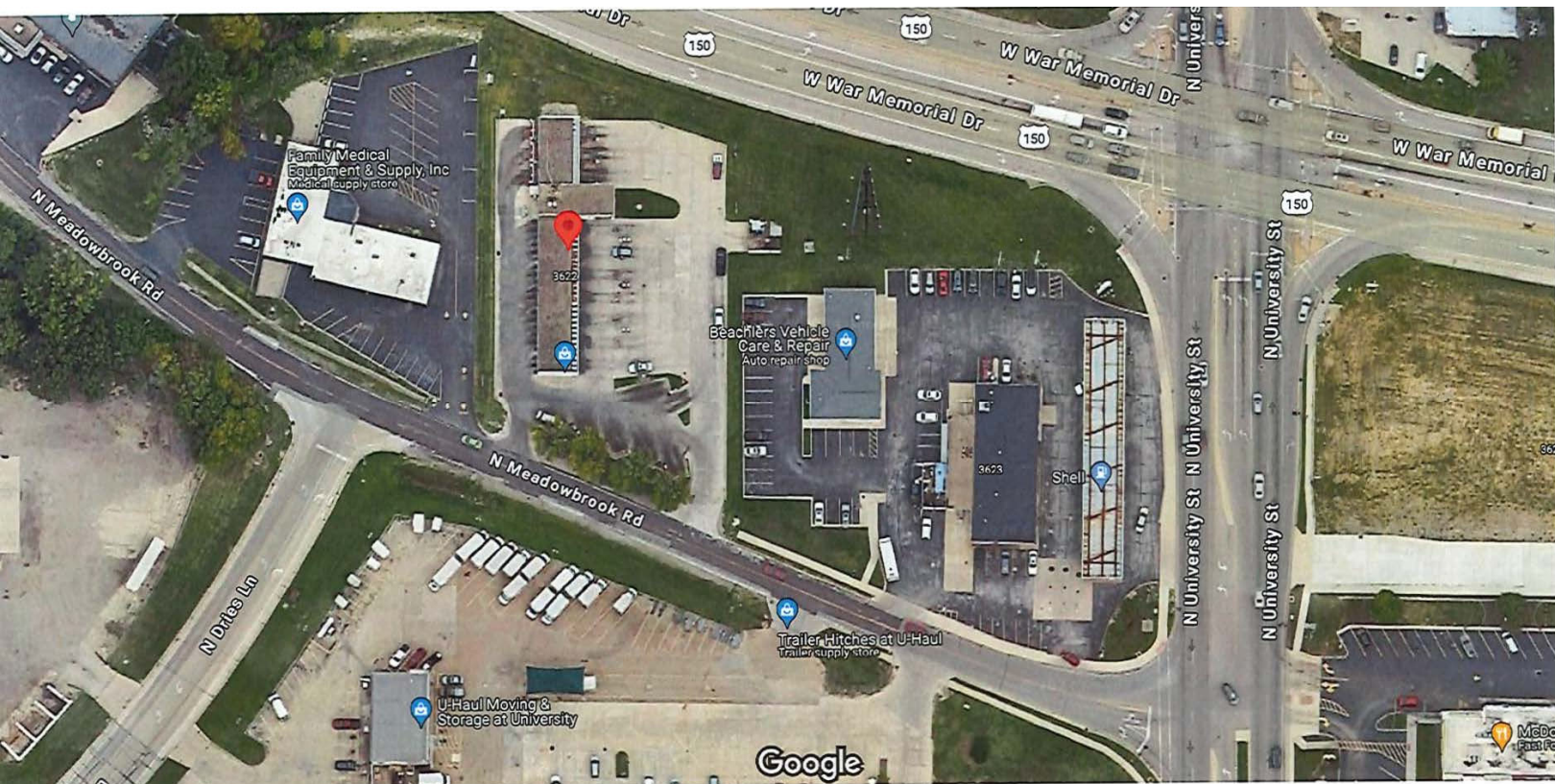
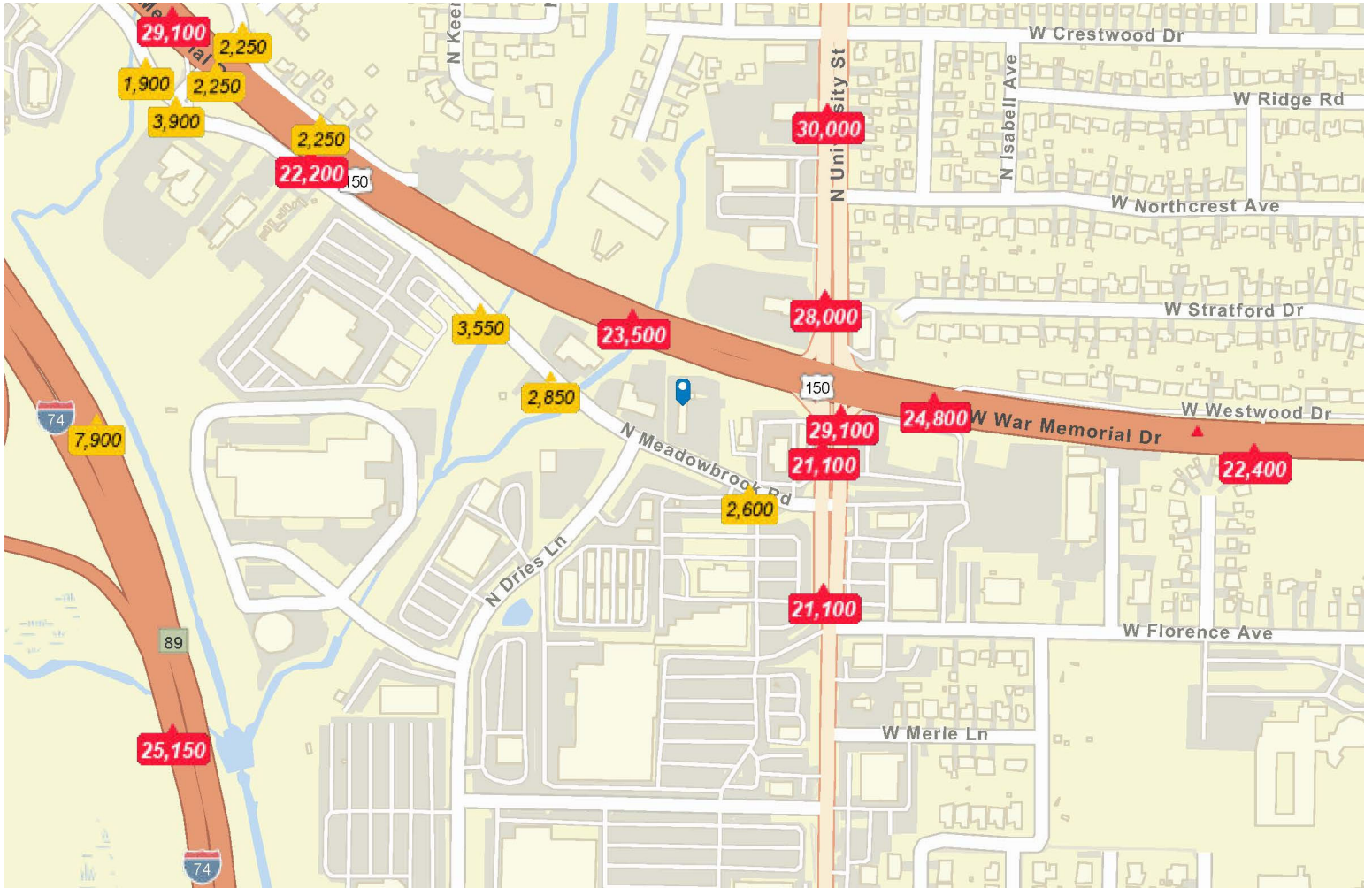
1305 E. Jackson St., Macomb



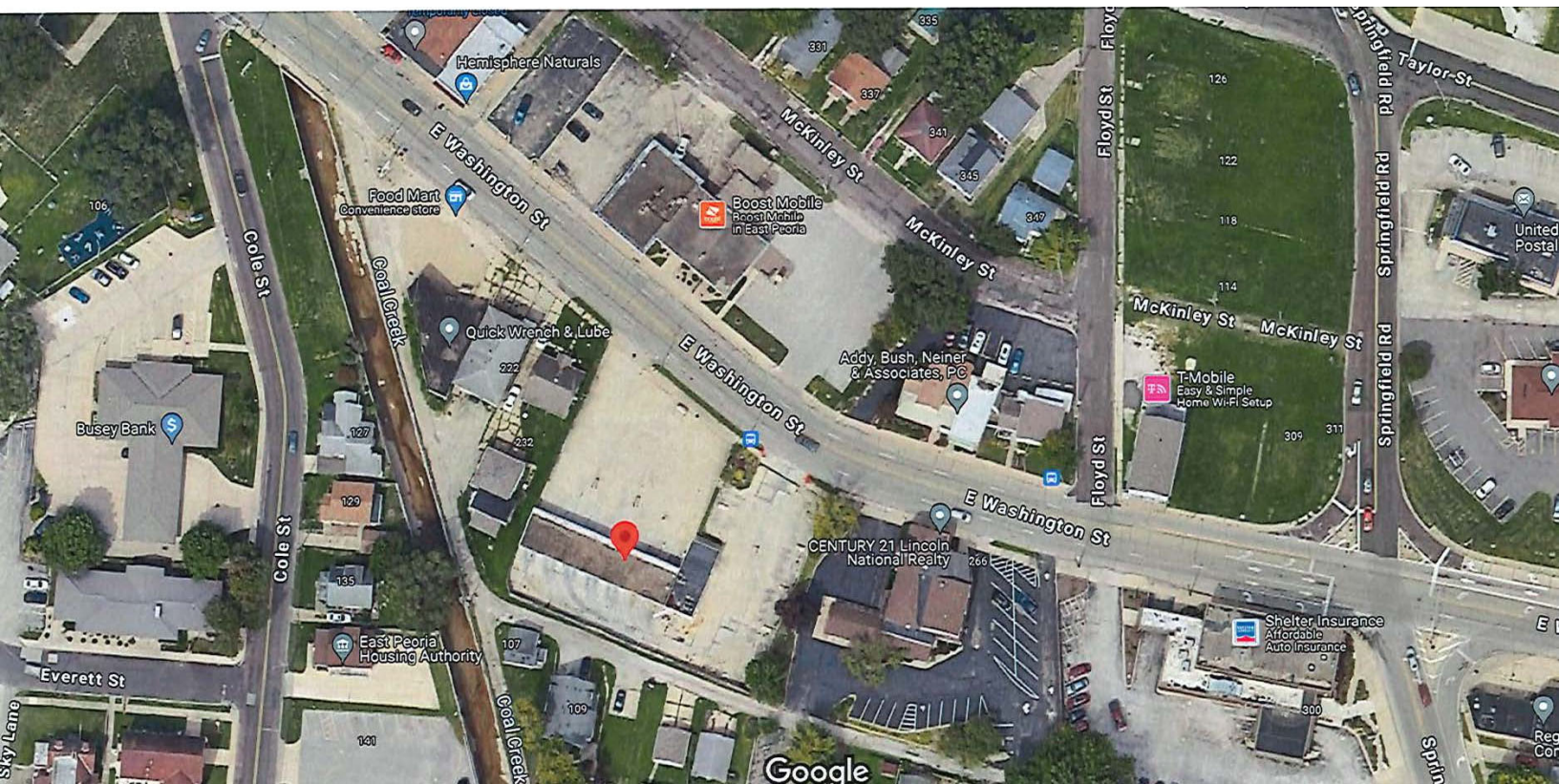
714 W. Jackson St., Macomb



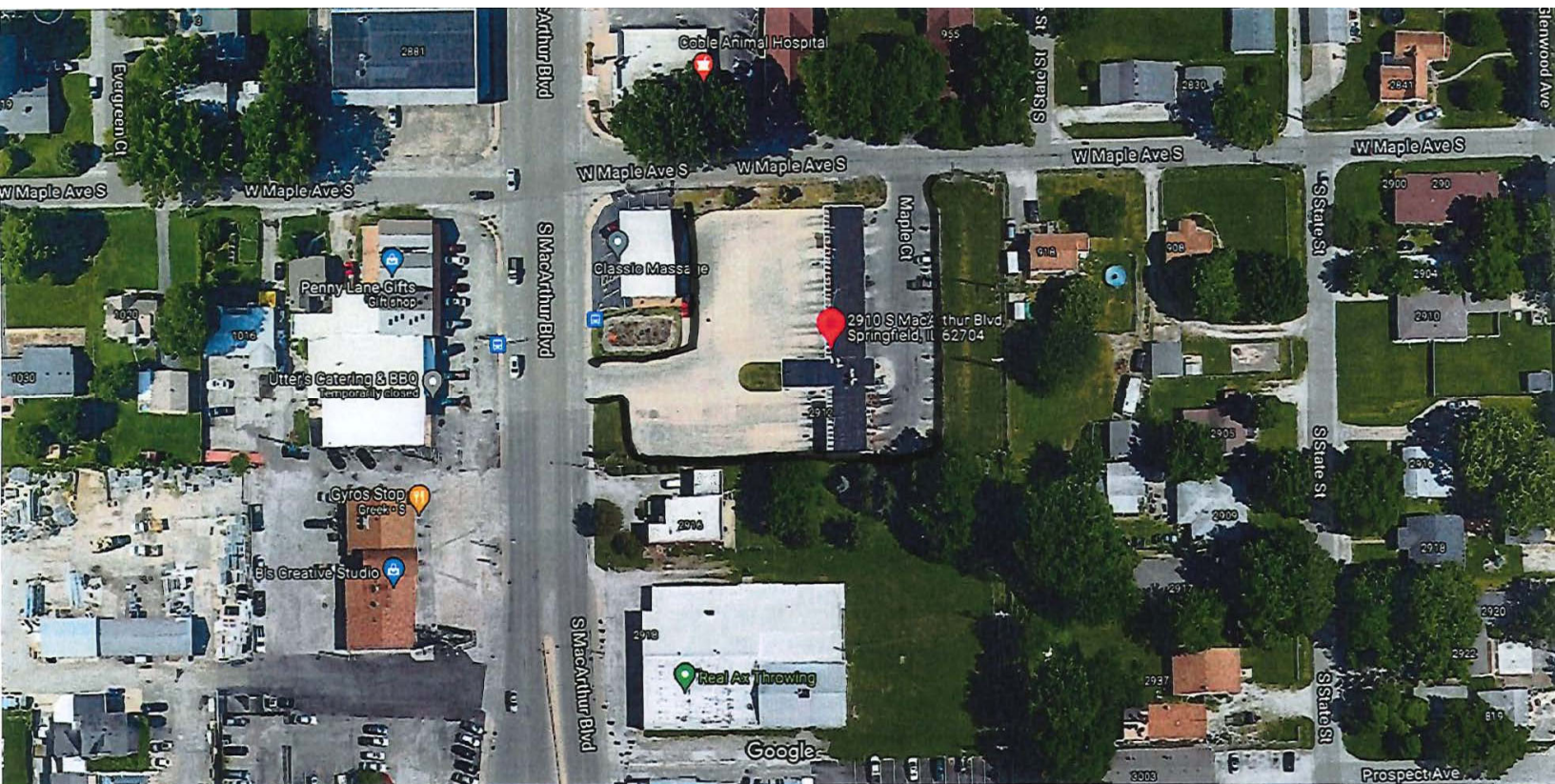
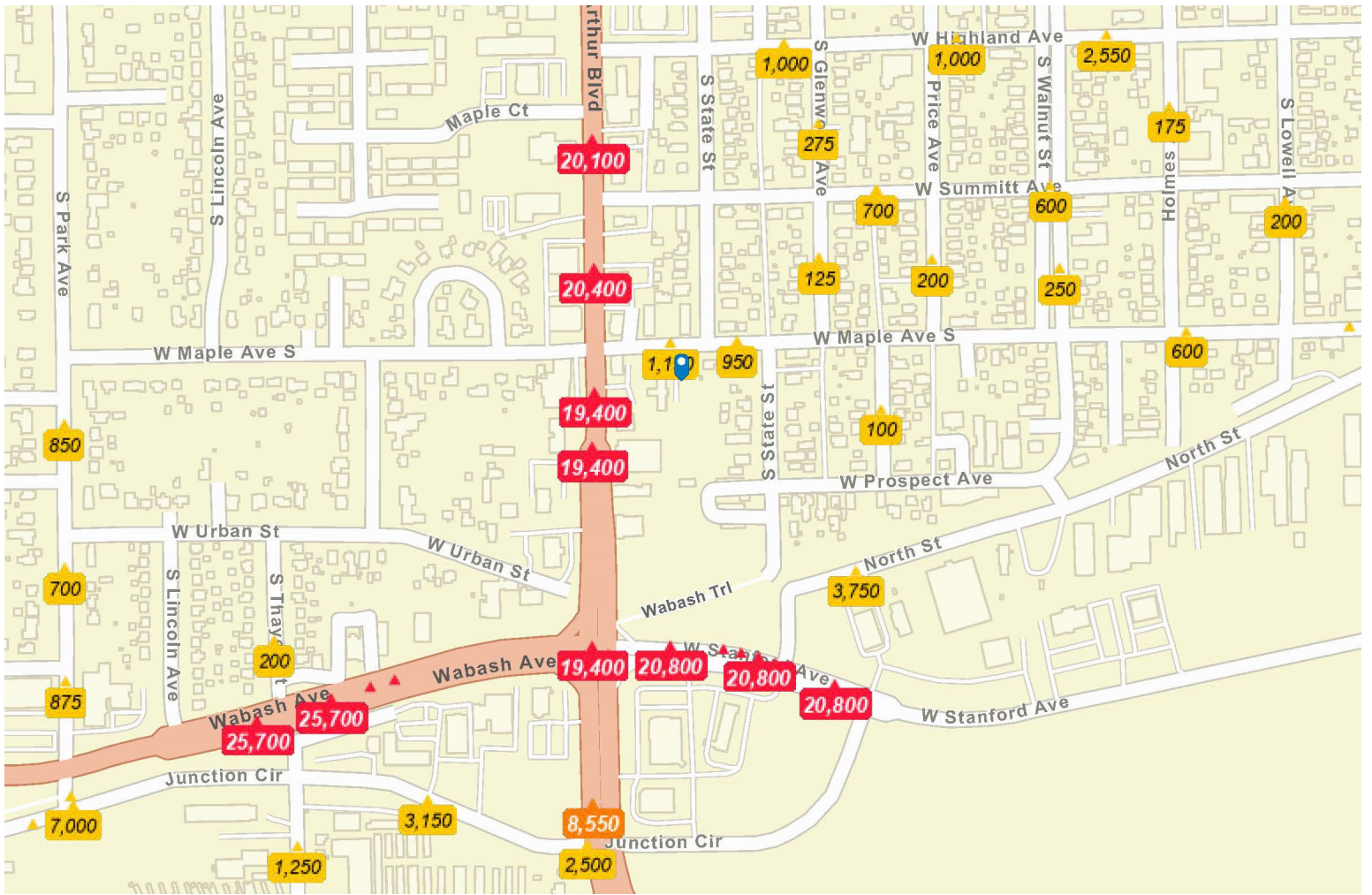
3633 N. Meadowbrook Rd., Peoria



236 E. Washington St., East Peoria



2910 S. MacArthur Blvd., Springfield



1500 W. Jefferson St., Springfield

