

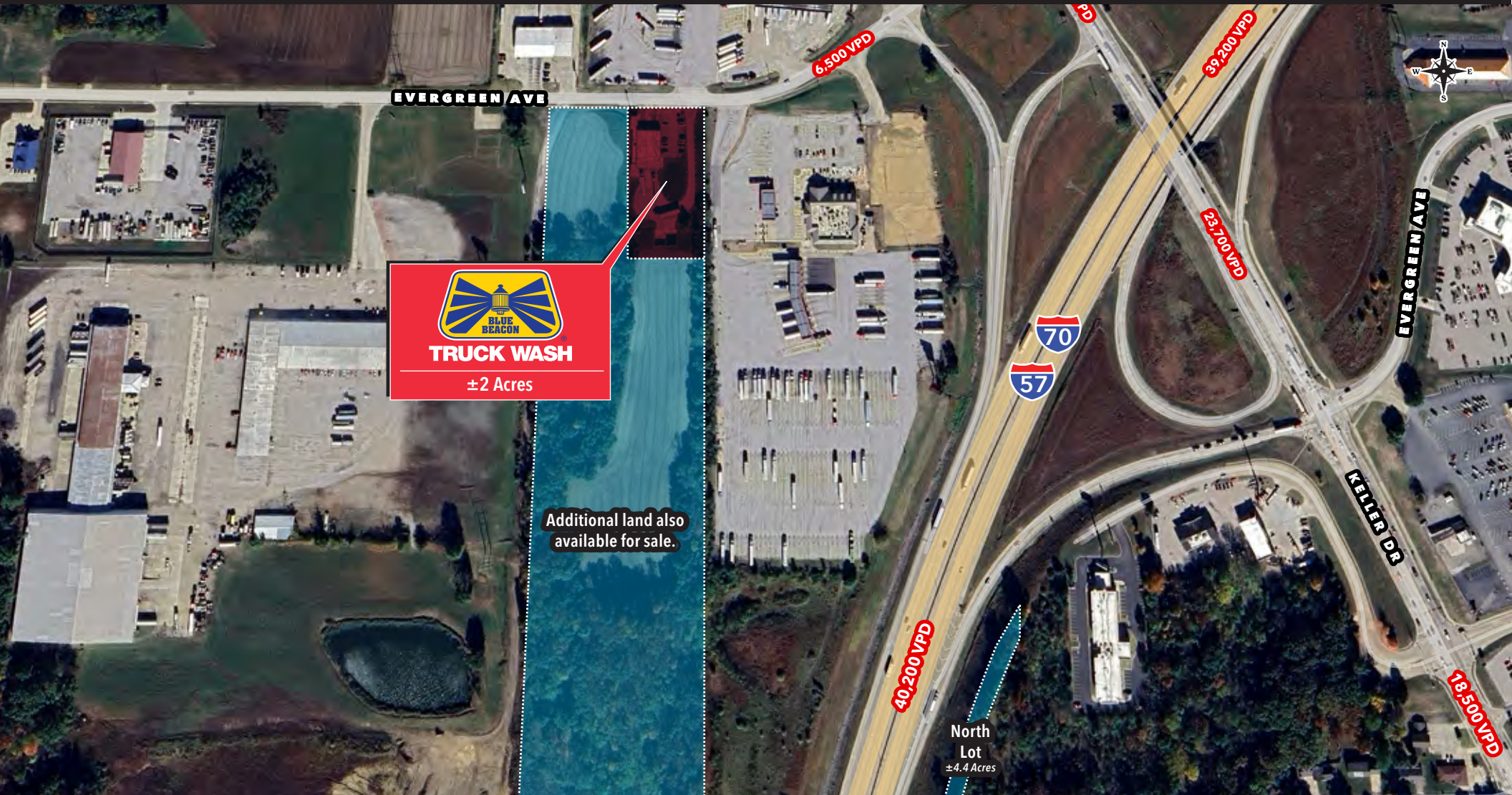
FOR SALE - INVESTMENT OPPORTUNITY

Blue Beacon Truck Wash

1703 W. EVERGREEN AVENUE // EFFINGHAM, IL 62401



TRUCK WASH



Owen Wiesner
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Offering Summary

Baum Realty Group, LLC has been exclusively retained to market for sale 1703 W. Evergreen Avenue (the "Property"), a ±2-acre parcel with approximately 200 feet of frontage along Evergreen Avenue. The site is improved with a ±9,800 SF industrial building and is leased to Blue Beacon through July 31, 2029 with annual rent escalations tied to CPI. Blue Beacon has operated at this location for more than 45 years. The Property is positioned directly west of the Pilot Flying J Travel Center (#643) in Effingham, Illinois.

Effingham serves as a major long-haul trucking hub, strategically positioned near the midpoint of several key metropolitan areas: Chicago (±210 miles north), St. Louis (±100 miles west), Indianapolis (±140 miles east), and Nashville (±275 miles south).

An additional ±43 acres of land—with frontage along Evergreen Avenue and significant interstate visibility—are also available for sale. Please inquire for further details.

Asking Price:

Contact Brokers

Cap Rate:

Contact Brokers

PROPERTY HIGHLIGHTS

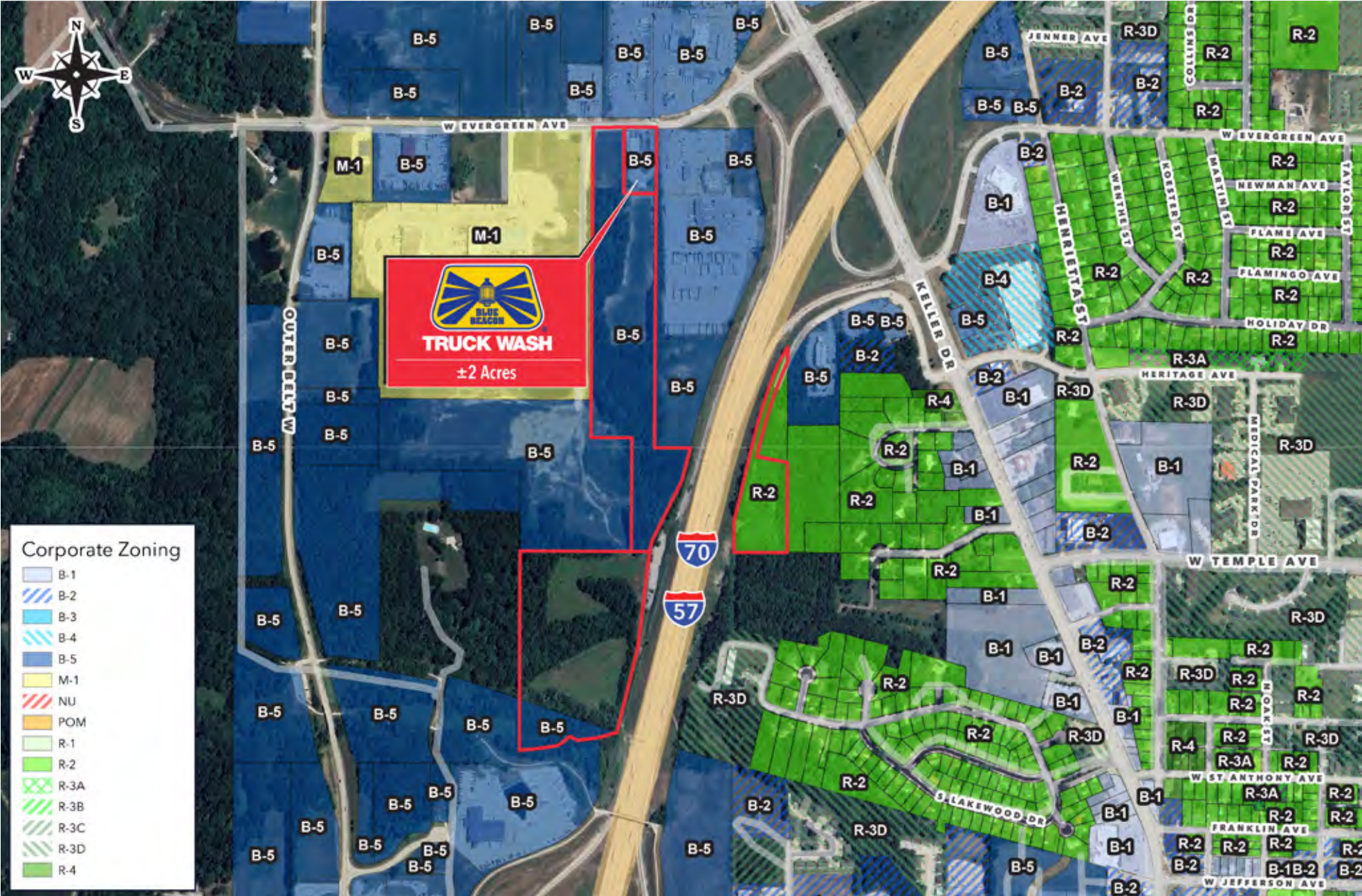
- ▶ Strong national tenancy with Blue Beacon, the nation's largest truck wash operator
- ▶ 45+ years of continuous Blue Beacon operation at this location
- ▶ Triple net lease with zero landlord responsibilities
- ▶ Annual rental increases tied to CPI
- ▶ Surrounded by major national fuel, service, and logistics users
- ▶ ±2-acre parcel with ±200' of frontage along Evergreen Avenue
- ▶ Exceptional access to I-57 / I-70 interchange with 40,200 VPD
- ▶ Enterprise Zone eligible
- ▶ **Additional ±43 acres of adjacent land available for sale**



PROPERTY INFORMATION

Address:	1703 W. Evergreen Avenue Effingham, IL 62401
PIN:	03-11-019-089
Zoning:	B-5 – Effingham Highway Commercial
Taxes:	\$22,629.22
Building Size (SF):	±9,800
Land Size (SF):	±87,120
Land Size (Acres):	±2





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Tenant Overview

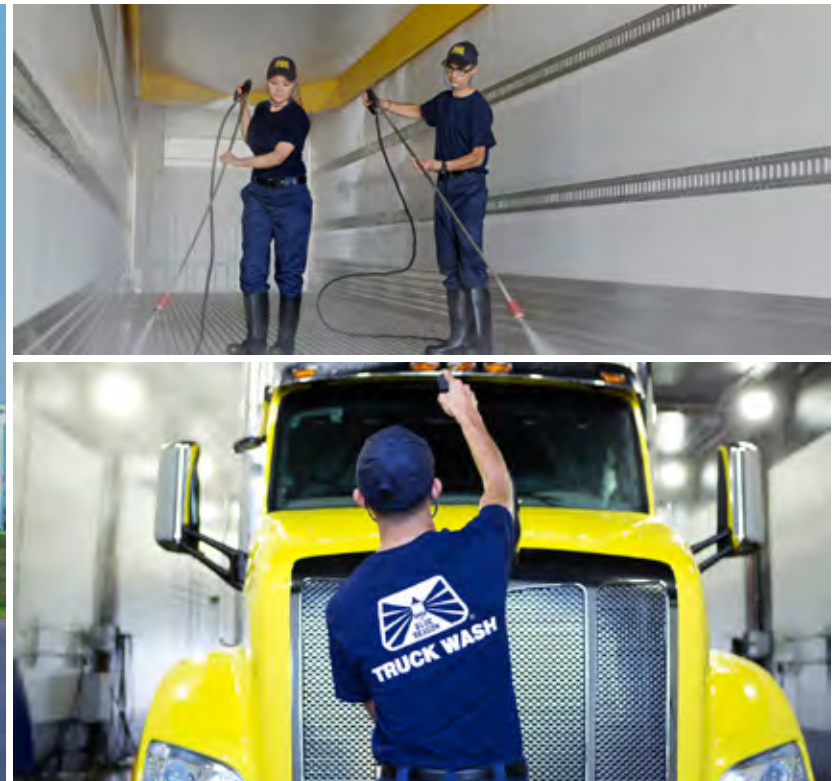
BLUE BEACON

Founded in 1973, Blue Beacon quickly grew into the nation's largest truck-wash operator—a title it has held since the 1980s. The company now operates more than 115 locations nationwide, with three additional sites under development in Texas, Alabama, and Georgia. Every Blue Beacon location is corporately owned and family operated, ensuring consistent quality and brand standards across the portfolio.

Blue Beacon's strategy focuses on positioning its facilities adjacent to major travel centers such as Love's, TA, and Pilot Flying J. This deliberate clustering provides a steady and predictable customer base driven by continual trucking traffic, supporting long-term operating stability and strong store-level performance.



Representative Photo



Rent Roll

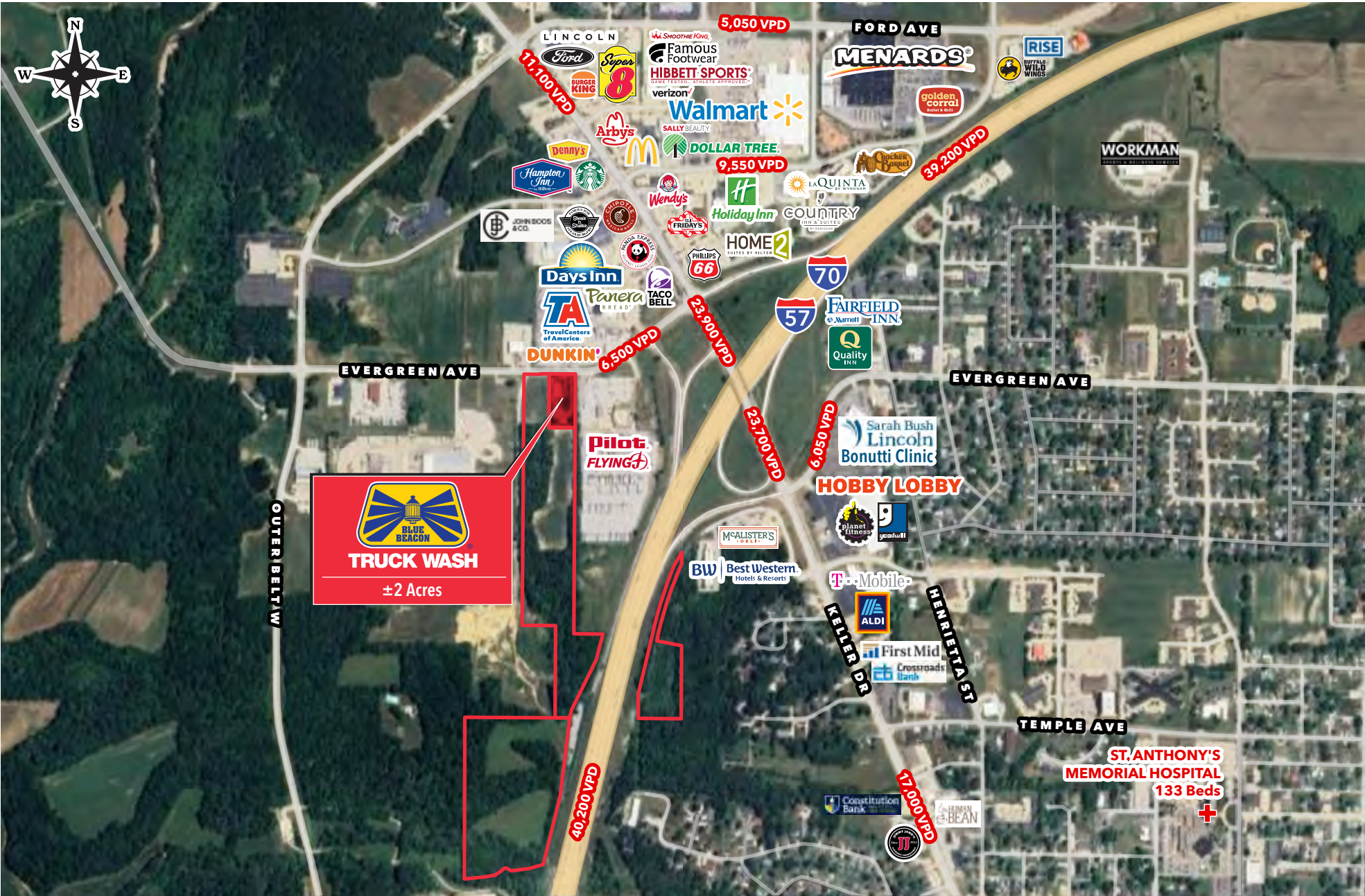
Tenant (Name of Lessee)	Suite	Lease Type	Lease Start	Lease Expiration	Square Feet	Monthly Rent	Rent/SF	Renewal Options Remaining	Monthly Rental Rate	Step-Up Date
Blue Beacon USA, L.P.	1703	NNN	10/6/80	7/31/29	9800	\$4,406	\$5.39	One 5-Year	\$4,406	8/1/25 <i>Current Term</i>
									TBD upon CPI	8/1/26
									TBD upon CPI	8/1/27
									TBD upon CPI	8/1/2029 - New Option Period
									TBD upon CPI	8/1/30
									TBD upon CPI	8/1/31
									TBD upon CPI	8/1/32
									TBD upon CPI	8/1/33



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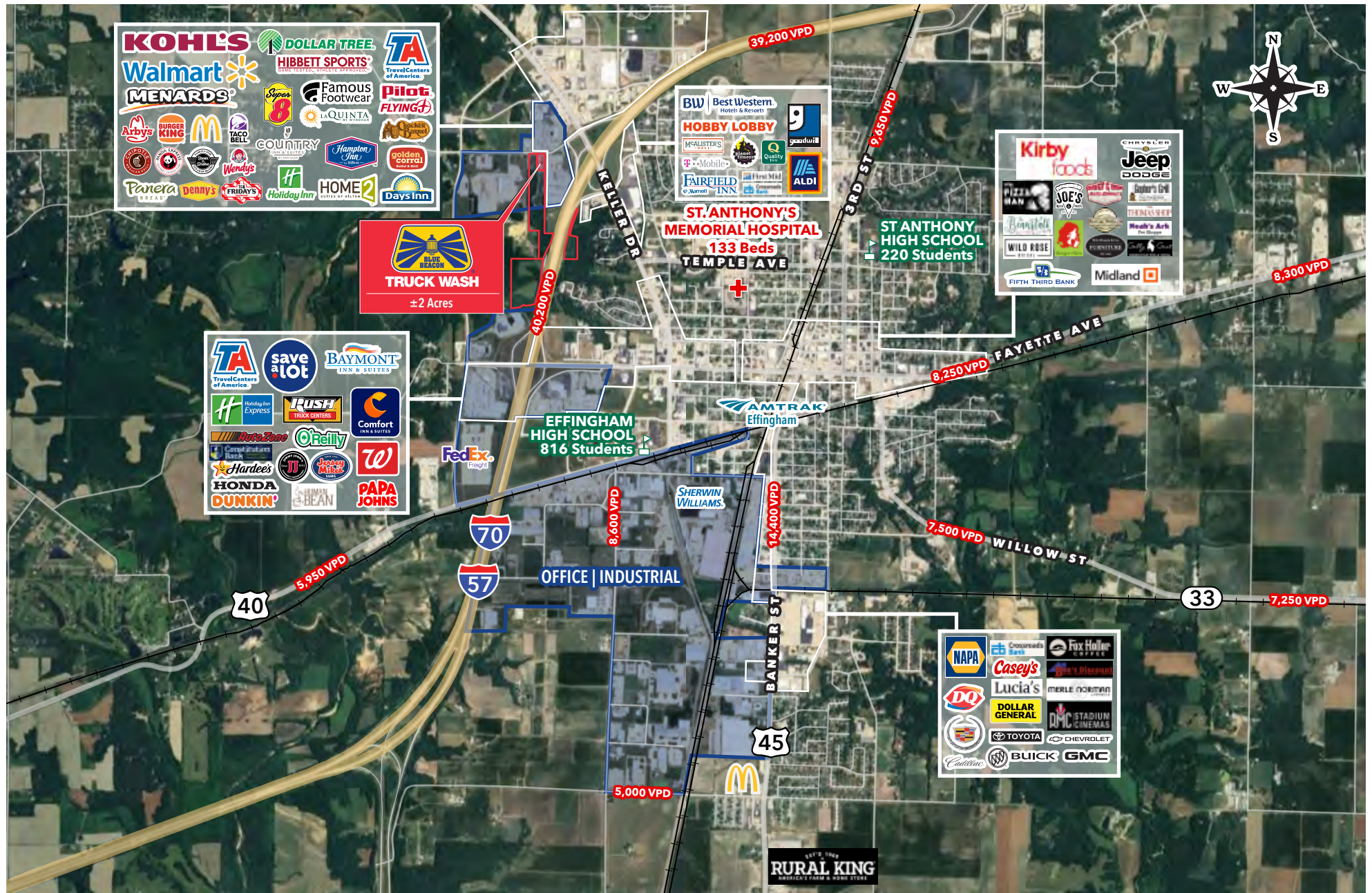


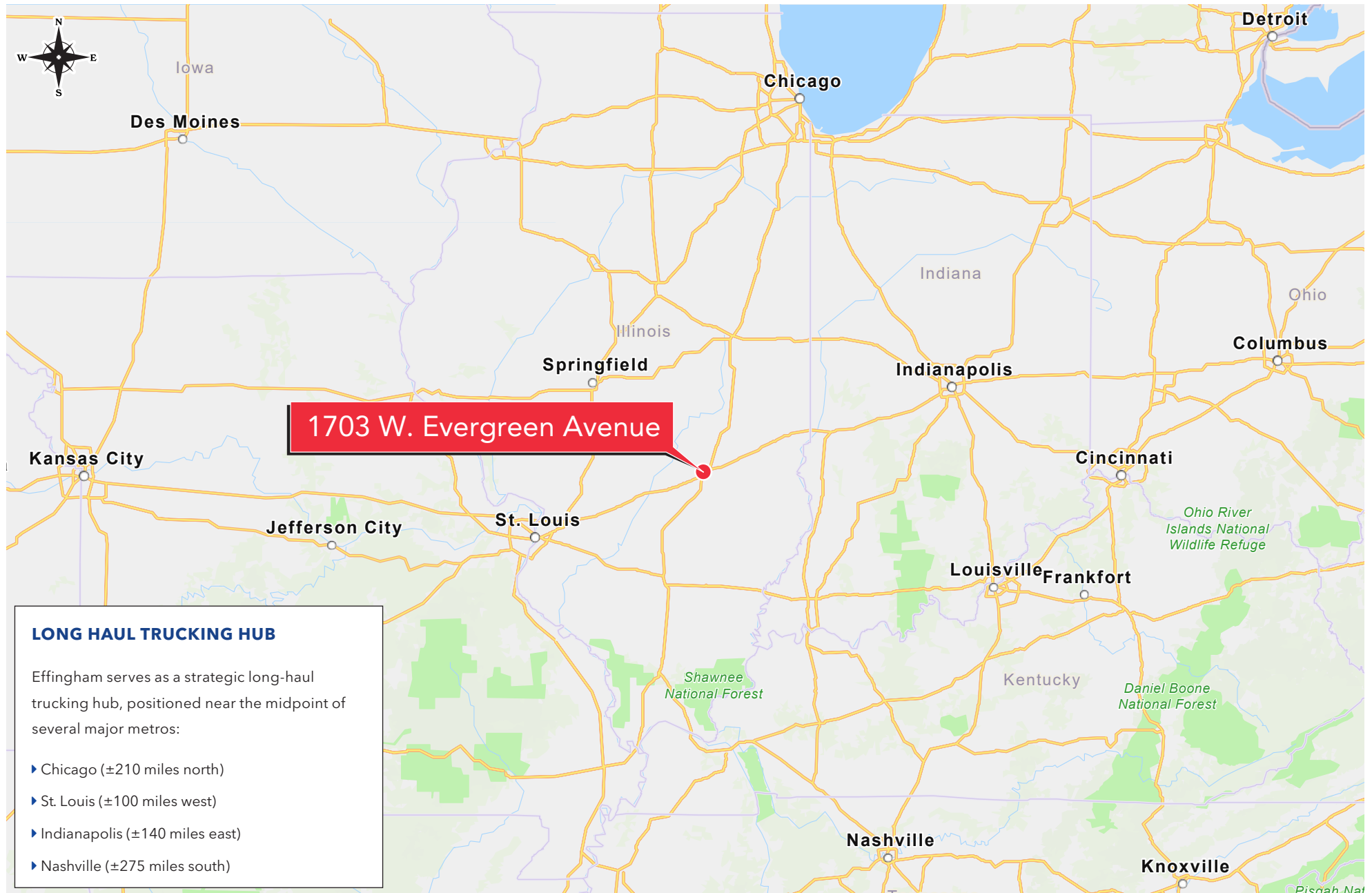


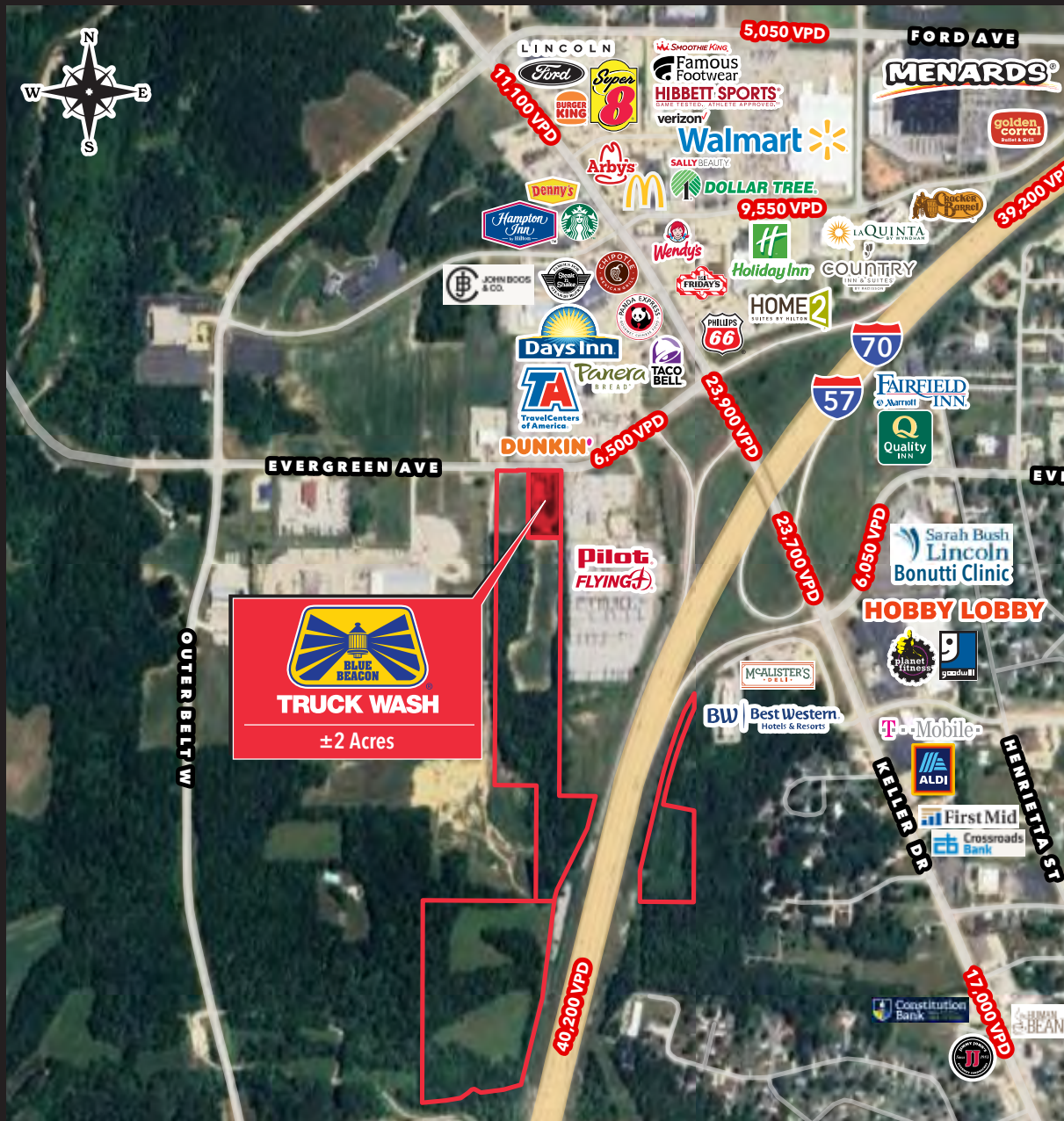
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