# FREESTANDING RESTAURANT

927 US Route 51 N Forsyth, IL 62535

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#### OFFERING OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for sale or lease this freestanding restaurant building. Subject property is located on State Route 51 in Forsyth (Decatur MSA) as an outlot to Hickory Point Mall. This location caters to the Decatur MSA as well as surrounding communities served by Interstate 72 (1 Mile south) and US Route 51. Hickory Point mall is a 826,347 SF enclosed mall housing, Von Maur, TJ Maxx, Kohl's, Hobby Lobby, and Ross Dress for Less to name a few. Other area restaurants include; Texas Roadhouse, Red Lobster, Cheddar's, Applebee's, Buffalo Wild Wings, and Cracker Barrel. Forsyth is located just 1 mile north of Decatur, 40 miles south of Bloomington-Normal via US 51, 44 miles east of Springfield via 1-72, 45 miles west of Champaign-Urbana via 1-72.

Subject is a former O'Charley's restaurant built in 2001. Within the current configuration, the restaurant has seating for 296 patrons with 1,070 SF bar area, and two separate dining areas totaling 2,555 SF. The full kitchen features a 30' grease capture hood ventilation system, 15' heat capture ventilation system, 3 compartment sink, 2 compartment vegetable sink, large ice machine, dish sink/area, 18' x 8' walk-in cooler, 32' x 8' walk-in cooler/freezer (8' x 8'), misc. shelving, and misc. kitchen equipment left by the former tenant. All booths/tables/chairs and bar equipment are currently in place.

#### **OVERVIEW**

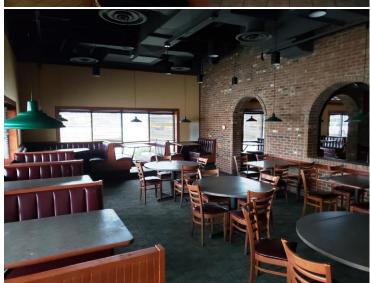
Sale Price	\$975,000
Lease Price	\$17.00/SF NNN
Building Size	7,062 SF
Year Built	2001
Lot Size	1.13 Acres





## INTERIOR PICTURES









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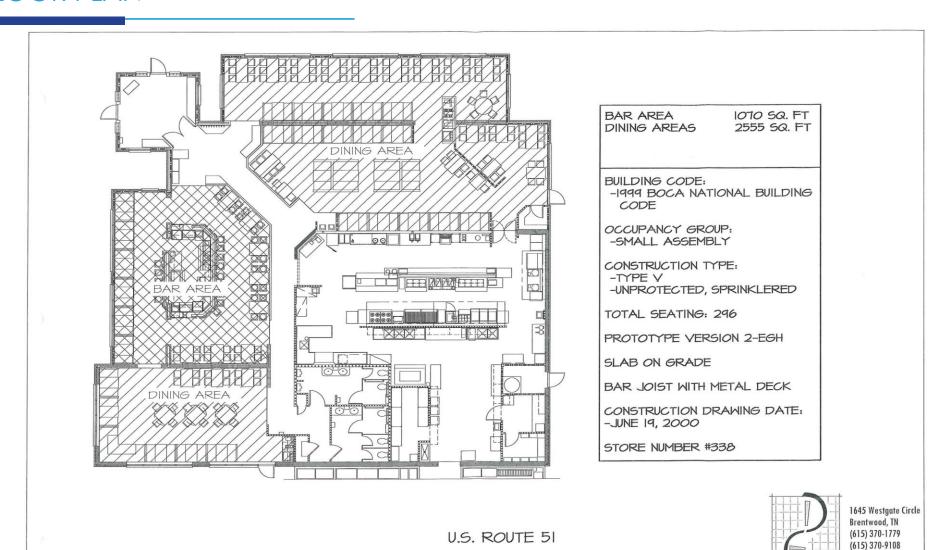








#### FLOOR PLAN

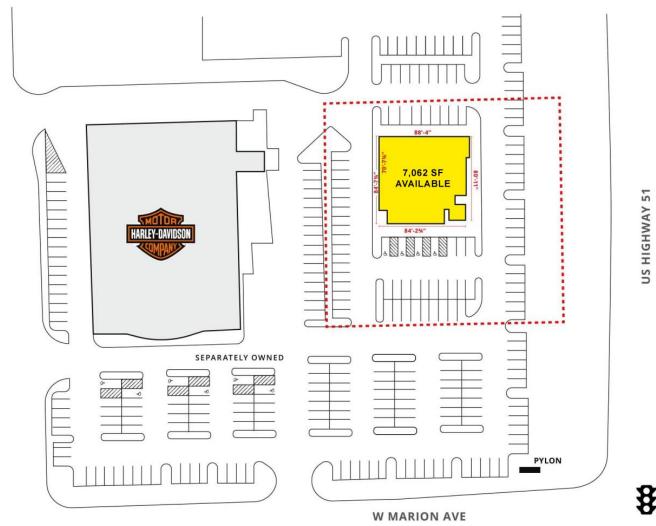


DECATUR (FORSYTH), IL





#### SITE PLAN

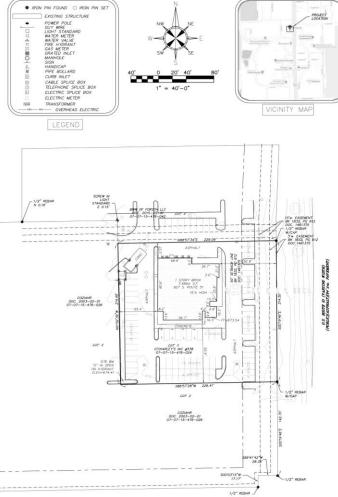




#### **ALTA SURVEY**



OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5



#### SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

BITTLE COMMITMENT

DATED AS OF JUNE 20, 2000 AND RECORDED JUNE 22, 2000 AND DETWERN O'CHARLEY'S INC., A TENNESSEE CORPORATION AND HICKORY POINT MALL, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND SUBJECT TO THE TETHNS, PROVISIONS AND CONDITIONS ONTAINED THERMS, PROVISIONS AND CONDITIONS ONTAINED THERMS, PROPERTY, BUT LIKELY, S. AND APPLIES TO SUBJECT PROPERTY, BUT LIKELY, I.S. NOTHING IS SHOWN.

BEGINS IN THE TOTAL PREFIDENCE INVITABLE SHOWN.

BECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED AS OF FEBRUARY 14, 2003 AND RECORDED FEBRUARY 20, 2003 AS DOCUMENT AND RESTRICTIONS OF FEBRUARY 20, 2003 AS DOCUMENT AND RESPONSIBLE AND REPORT OF THE TERMS, PROVISIONS AND COUNDING SCOTTANDED THERE THE AFFECTS AND APPLIES TO ALL LOTS IN HICKORY POINT MALL PLAZE FOR CROSS SERVENCES, CARDIOL SELECTION ON THE MERCHANT OF SHOWN ON SONSIBLE AND RESPONSIBLE AND REPORT OF THE TERMS, PROVISIONS AND COUNDINGS CONTAINED THERE IN THE AFFECTS AND APPLIES TO ALL LOTS IN HICKORY POINT MALL PLAZE FOR CROSS SERVENCES, CARDED AND RESPONSIBLE AND RESPONSIBL

50 FOOT BUILDING SETBACK LINE AS SHOWN ON THE PLAT OF HICKORY POINT MALL PLAZA SUBDIVISION RECORDED JUNE 27, 1997 AS DOCUMENT 1461375 IN BOOK 1832 AT PAGE 612 AFFECTS AND APPLIES AS SHOWN.

EASEMENTS FOR DRAINAGE, SANTARY SEWER, UTILITIES AND TO THE VILLAGE OF FORSYTH, AS SHOWN ON THE PLAT OF HICKORY POINT MALL PLAZA SUBDIVISION RECORDED JUNE 27, 1997 AS DOCUMENT 1461375 IN BOOK 1832 AT PAGE 612. AFFECTS AND APPLIES AS SHOWN.

#### TITLE LEGAL DESCRIPTION

LOT 3, HICKORY POINT MALL PLAZA, AS PER PLAT RECORDED IN BOOK 1832, PAGE 612 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, A SUBDIVISION IN THE VILLAGE OF FORSYTH, MACON COUNTY, ILLINOIS

THE ABOVE DESCRIPTION IS THAT SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. FCHI1900856LD, DATED OCTOBER 21, 2019

#### LTA/NSPS LAND TITLE SURVEY FOR ALRIG II ILLINOIS

#### PARTNER PROJECT NUMBER 19-267008.2

FIDELITY NATIONAL TITLE INSURANCE COMMANY
COMMITTENT NUMBER FCHIP900856LD.
CONTAINING AN EFFECTIVE DATE OF OCTOBER 21, 2019

#### IDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS SASED WHERE MORE HACCORDANCE WITH THE SURVEY IN SHARMAN STANDOOD ETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ATTA AND NIPS. AND INCLUDES ITEMS 2, 3, 4, 5, 66, 60, 72, 761, 7-6, 8, 9, 13, 14, 16-17, 8, 20 OF TABLE A THEREOF.

DATE OF PLAT OR MAP

PROPERTY ADDRESS: 927 US 51, FORSYTH, ILLINOIS 62535

SURVEYOR QUENTIN N. SCHUKAR REGISTRATION NUMBER 3898 STATE OF REGISTRATION ILLINOIS FIELD DATE OF SURVEY 12-19-19 LATEST REVISION DATE







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MID-AMERICA°

STATEMENT OF ENCROACHMENTS

#### **AERIAL PHOTO**



#### CONTACT INFORMATION

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