

FREESTANDING RESTAURANT FOR SALE OR LEASE

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 I-72, 45 miles west of Champaign-Urbana via I-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



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INTERIOR PICTURES



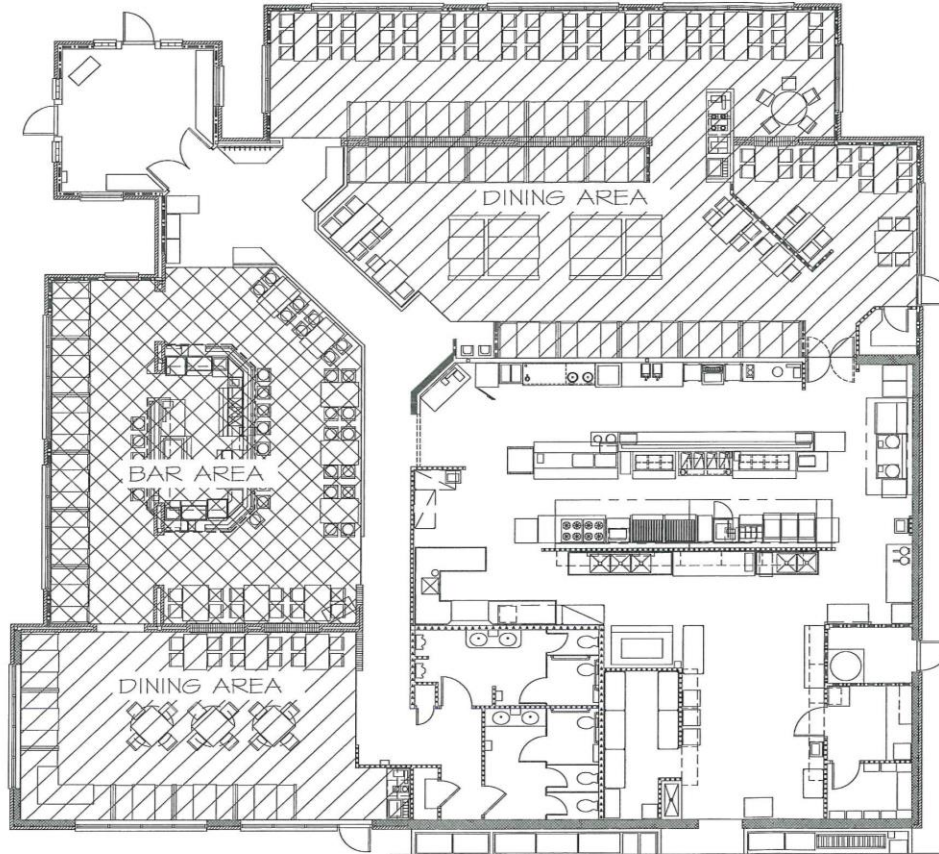
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INTERIOR PICTURES



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FLOOR PLAN



BAR AREA 1070 SQ. FT
DINING AREAS 2555 SQ. FT

BUILDING CODE:
-1999 BOCA NATIONAL BUILDING
CODE

OCCUPANCY GROUP:
-SMALL ASSEMBLY

CONSTRUCTION TYPE:
-TYPE V
-UNPROTECTED, SPRINKLERED

TOTAL SEATING: 296

PROTOTYPE VERSION 2-EGH

SLAB ON GRADE

BAR JOIST WITH METAL DECK

CONSTRUCTION DRAWING DATE:
-JUNE 19, 2000

STORE NUMBER #338

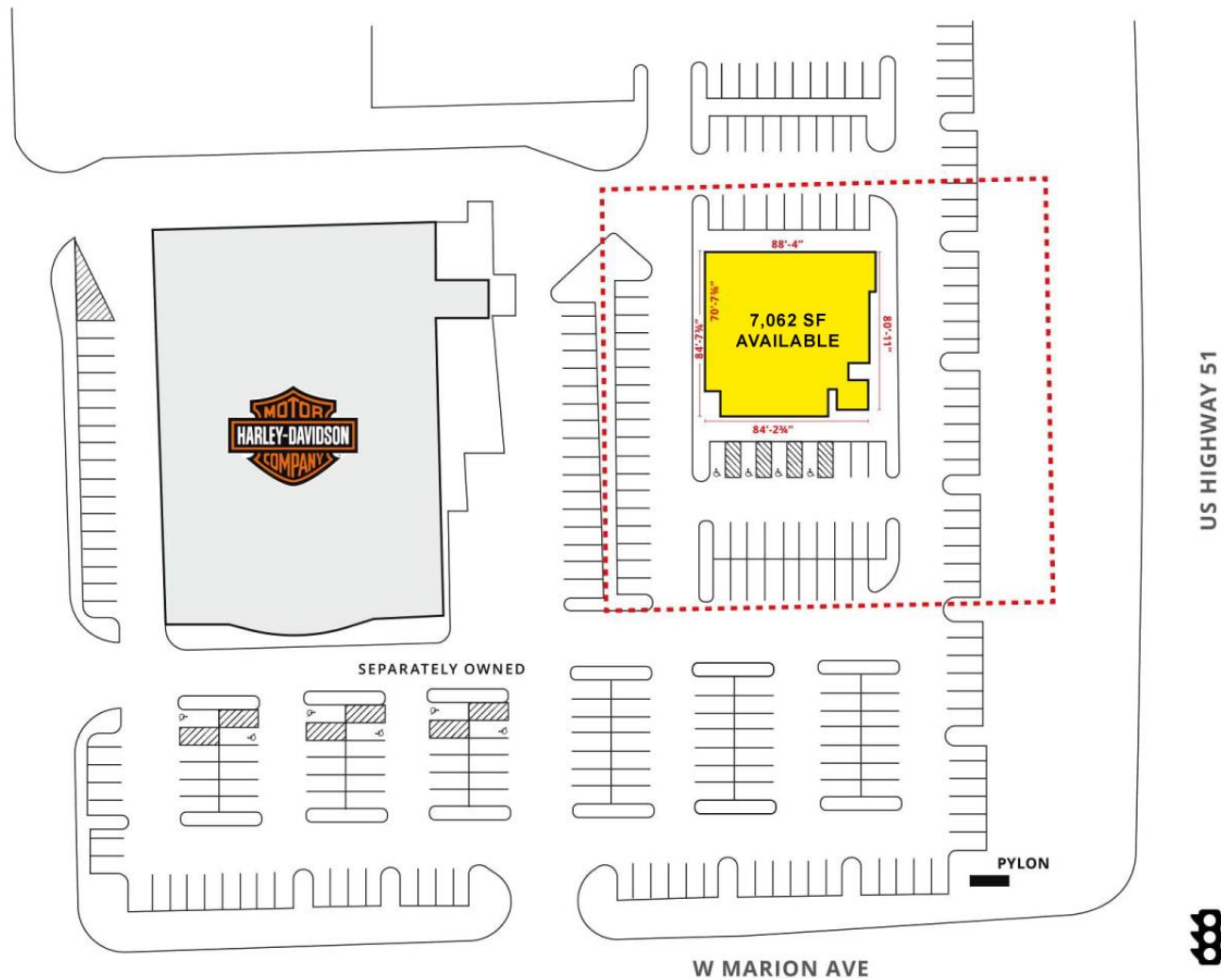
U.S. ROUTE 51
DECATUR (FORSYTH), IL



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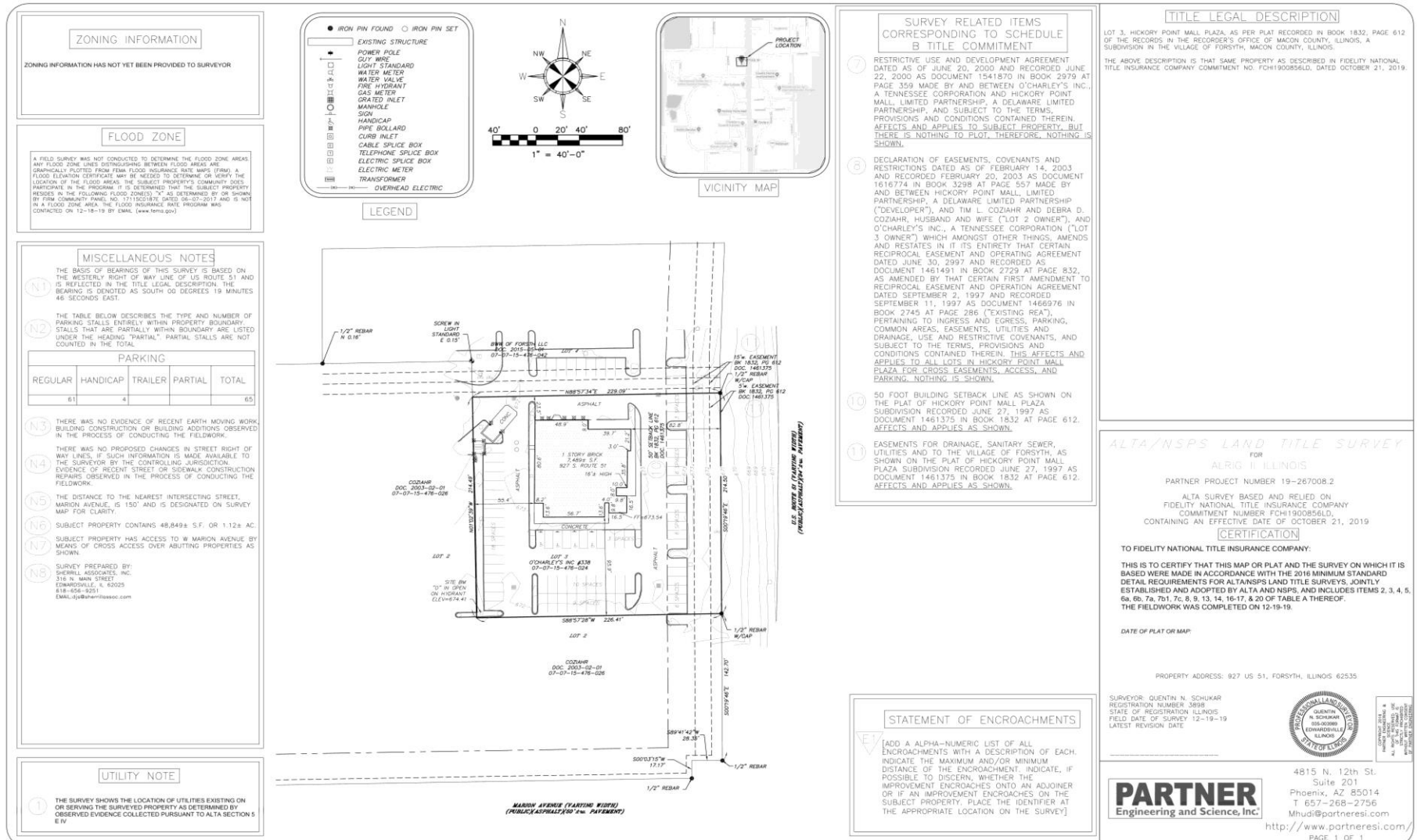
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SITE PLAN



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ALTA SURVEY



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AERIAL PHOTO



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CONTACT INFORMATION

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