

Freestanding Restaurant for Lease



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

**1208 Charleston Ave
Mattoon, IL 61938**



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Property Description

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for lease this freestanding quick service restaurant located in Mattoon IL. Site is located on Charleston Ave (IL-16) between 12th & 13th St. near downtown Mattoon. Charleston Ave is considered a main east/west throughfare through Mattoon that will leads to Charleston IL (Home to Eastern IL University) to the east and Shelbyville IL to the west. The location is surrounded by local, regional, and national retailers. Mattoon is located 11 miles west of Charleston IL via IL-16, 25 miles east of Shelbyville/Lake Shelbyville via IL-16, 28 miles north of Effingham via I-57, and 45 miles south of Champaign/Urbana via I-57.

The building was originally constructed in 1975 and was previously occupied by Long John Silver's/A&W All American Food. The building is 2,660 SF with an addition in 2004 for additional interior seating. The previous tenant has left miscellaneous furniture, some older kitchen equipment including a 12' low fryer hood, and a 3' hood. There is also a walkin cooler (10' x 8')/freezer (10' x 8') as well as a drive through window. Property is ready for a new concept.

OVERVIEW

Address	1208 Charleston Ave
Lease Price	\$12.50/SF NNN
Available Space	2,660 SF
Lot	.48 Acres
Zoning	C3- Commercial
Estimated NNN:	\$8.00/SF-2021



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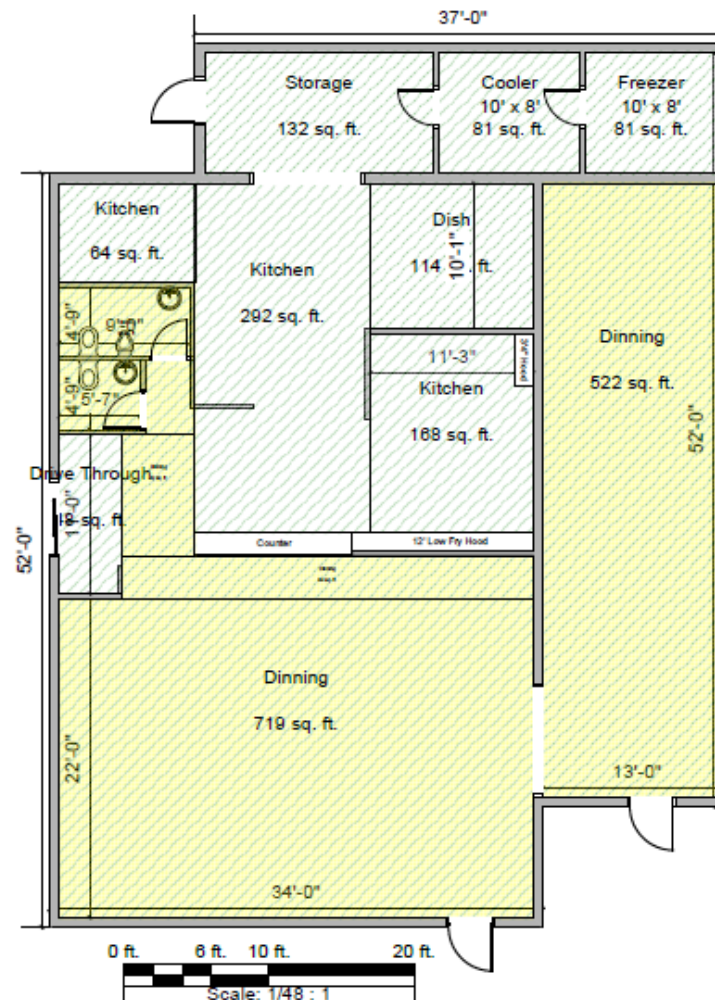


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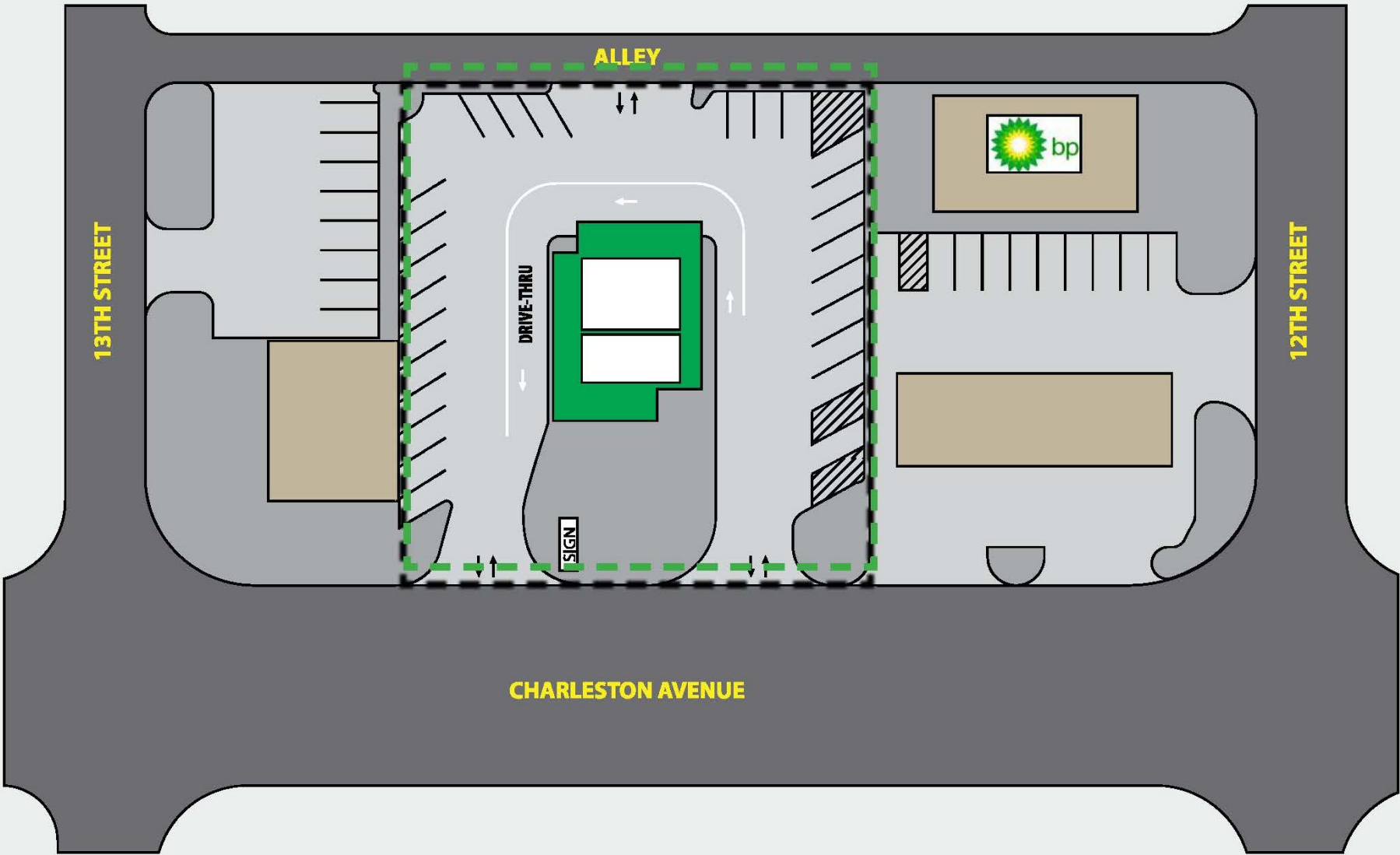
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or square approximations must be verified by the tenant and user of this information.

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SUBJECT PROPERTY



NOT A PART



PROPERTY PARCEL

APN: 07-1-04140-000

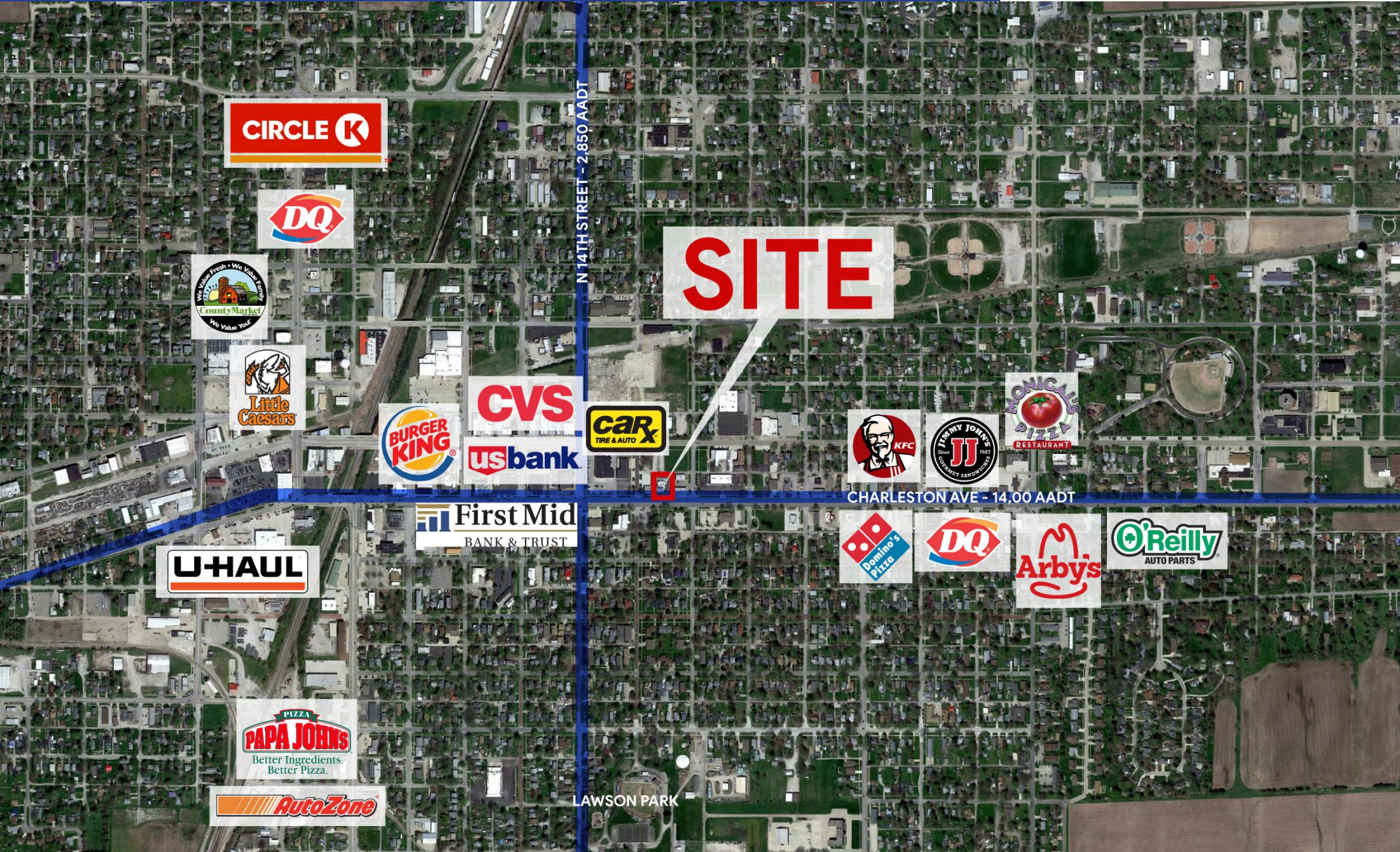


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CONTACT INFORMATION



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