

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1731 S. MacArthur Blvd
Springfield, IL 62704

Freestanding Fast Casual
Restaurant Building **For Sale or
Lease**



BLAKE PRYOR

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OVERVIEW



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PROPERTY OVERVIEW

Subject Property is a freestanding fast casual restaurant building consisting of a kitchen, customer seating for 40, two ADA compliant restrooms, and a large storage area. The kitchen contains a hood ventilation system with an Ansul system, a heat capture hood ventilation system, two walk-in coolers, a 3-compartment sink, one handwashing sink, and other restaurant equipment. There are 25 +/- marked parking spaces.

Subject Property has frontage along the busy MacArthur Blvd corridor with a traffic count of 16,200 AADT. Nearby attractions include HyVee, Walgreens, Baskin Robbins, Pie's the Limit, Rent-A-Center, and Prairie Farms among many others.

Springfield is the capital of Illinois. It is located in central Illinois and is accessed by Interstate 55 and Interstate 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
Springfield, IL
217-547-6650

PROPERTY INFORMATION

ADDRESS	1731 S. MacArthur Blvd, Springfield, IL 62704
ASK PRICE	\$350,000
LEASE RATE	\$3,000 / MO / NNN
BUILDING SIZE	2,560 SF
TAX PIN	22-05.0-278-051
ZONING	B-1



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AERIAL



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INTERIOR



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DEMOGRAPHICS



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POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	14,702	82,141	123,604
2022 Population	13,808	79,340	121,576
2027 Population (Projected)	13,704	79,016	122,126

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2022 Households	6,494	35,837	53,321
2027 Households (Projected)	6,444	35,687	53,526

INCOME

	1-MILES	3-MILES	5-MILES
2022 Per Capita Income	\$38,025	\$31,246	\$32,917
2022 Median Household Income	\$62,395	\$54,342	\$60,304
2022 Average Household Income	\$80,858	\$69,175	\$75,054



CONTACT



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PROPERTY HIGHLIGHTS

- 16,200 AADT along MacArthur
- 2 Restaurant Hoods
- 2 Walk-in Coolers
- Near HyVee, Walgreens, others
- Customer Seating for 40
- Large Storage Area