

# OFFERING MEMORANDUM

1731 S. MacArthur Blvd  
Springfield, IL 62704

Freestanding Fast Casual  
Restaurant Building For Sale  
or Lease

Blake Pryor

Brokerage

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# OVERVIEW

## PROPERTY OVERVIEW

Subject Property is a freestanding fast casual restaurant building consisting of a kitchen, customer seating for 30, 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.

### PROPERTY INFORMATION

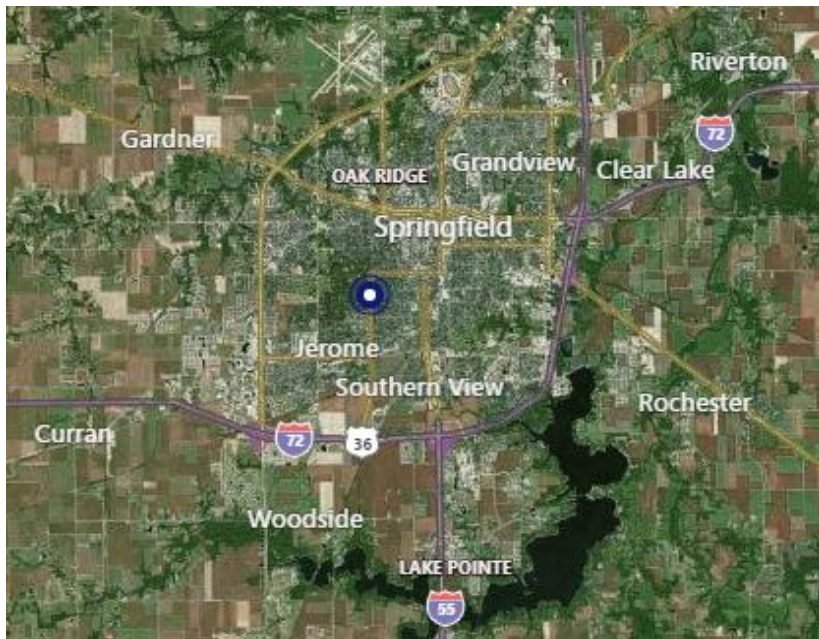
|                  |   |
|------------------|---|
| ADDRESS          | 1731 S. MacArthur Blvd, Springfield, IL 62704 |
| ASKING PRICE     | \$350,000                                     |
| LEASE RATE       | \$3,000/mo NNN                                |
| AVAILABLE SPACE  | 2,560 SF                                      |
| LOT SIZE (ACRES) | 0.41 AC                                       |
| TAX PIN          | 22-05.0-278-051                               |
| ZONING           | B-1   |



## AREA OVERVIEW

The subject property is located in **Springfield, IL**. The property has access to Interstate 55 & 72 within minutes from the site.

The immediate trade area has a dense population with several rooftops, large retailers, restaurants, and other commercial activities.



### POPULATION

|                             | 1-MILES | 3-MILES | 5-MILES |
|-----------------------------|---------|---------|---------|
| 2010 Population (Census)    | 14,699  | 82,148  | 123,620 |
| 2021 Population             | 13,750  | 78,817  | 120,604 |
| 2026 Population (Projected) | 13,683  | 78,572  | 121,129 |

### HOUSEHOLDS

|                             | 1-MILES | 3-MILES | 5-MILES |
|-----------------------------|---------|---------|---------|
| 2021 Households             | 6,468   | 35,592  | 52,888  |
| 2026 Households (Projected) | 6,433   | 35,482  | 53,090  |

### INCOME

|                        | 1-MILES  | 3-MILES  | 5-MILES  |
|------------------------|----------|----------|----------|
| 2021 Per Capita Income | \$37,896 | \$31,109 | \$33,363 |
| 2021 Median HH Income  | \$60,373 | \$52,064 | \$59,572 |



# AERIAL





# INTERIOR





# INTERIOR





# CONTACT



## BLAKE PRYOR

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### CBCDR MAIN OFFICE

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Champaign, IL 61820



## PROPERTY HIGHLIGHTS

- 16,200 AADT along MacArthur Blvd
- 2 Restaurant Hoods
- 2 Walk-in Coolers
- Near HyVee, Walgreens, and others
- Customer seating for 30
- Large Storage Area