

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3028 Stanford Ave
Springfield, IL 62702

**Second-Generation Restaurant
For Sale or Lease**

BLAKE PRYOR

Advisor

O: 217.547.6650

C: 217.725.9518

bprior@cbcdr.com





CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR. This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

OVERVIEW



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for sale or lease this second-generation restaurant in Springfield, IL.

The layout consists of 2 dining areas totaling 1,145 SqFt, a 988 SqFt full commercial kitchen, 2 ADA-compliant restrooms, and a 624 SqFt addition to the existing building. The main dining area (1,107 SqFt) seats 80 customers, and the additional dining area (308 SqFt) became a gaming room but could seat up to 20 more customers. The kitchen has the essential restaurant fixtures (a 20' Ansul hood ventilation system, a 3-compartment sink, 3 handwashing sinks, and a 100-gal water heater), furniture/equipment (fryers, grills, a griddle, a convection oven, a dishwasher, refrigerators, prep tables, etc.) in place, and a dedicated prep area. The addition contains a 22' x 10' walk-in cooler, a 7.5' x 10' walk-in freezer, dry storage, and a small office.

The site is located west of S. Dirksen Pkwy and Interstate 55/72 on the southeast side of Springfield. It has visibility from Dirksen Parkway (12,300 AADT) and Interstate 55/72 (52,400 AADT). It is minutes away from multiple interchanges on Interstate 55 and 72. Nearby businesses include several upscale hotels brands (IHG, Marriott, and Wyndham), and popular restaurants (Red Lobster, Smokey Bones, Hooters, Applebee's, IHOP, McDonald's, and Starbucks). The Illinois Dept of Transportation (IDOT) and Illinois Secretary of State (SOS) are the major employers in the area. Also, there is shopping, entertainment, and many other amenities near the site.

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	3028 Stanford Ave, Springfield, IL 62702
AVAILABLE SPACE	4,374 SF
ASKING PRICE	\$650,000
LEASE RATE	\$15.00 / SF / Absolute NNN
ZONING	B-1, Highway Business District
YEAR BUILT REMODELED	2003 2012
PARKING	51 Spaces



COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

Springfield, IL
217-547-6650



CBCDR.COM

AERIAL



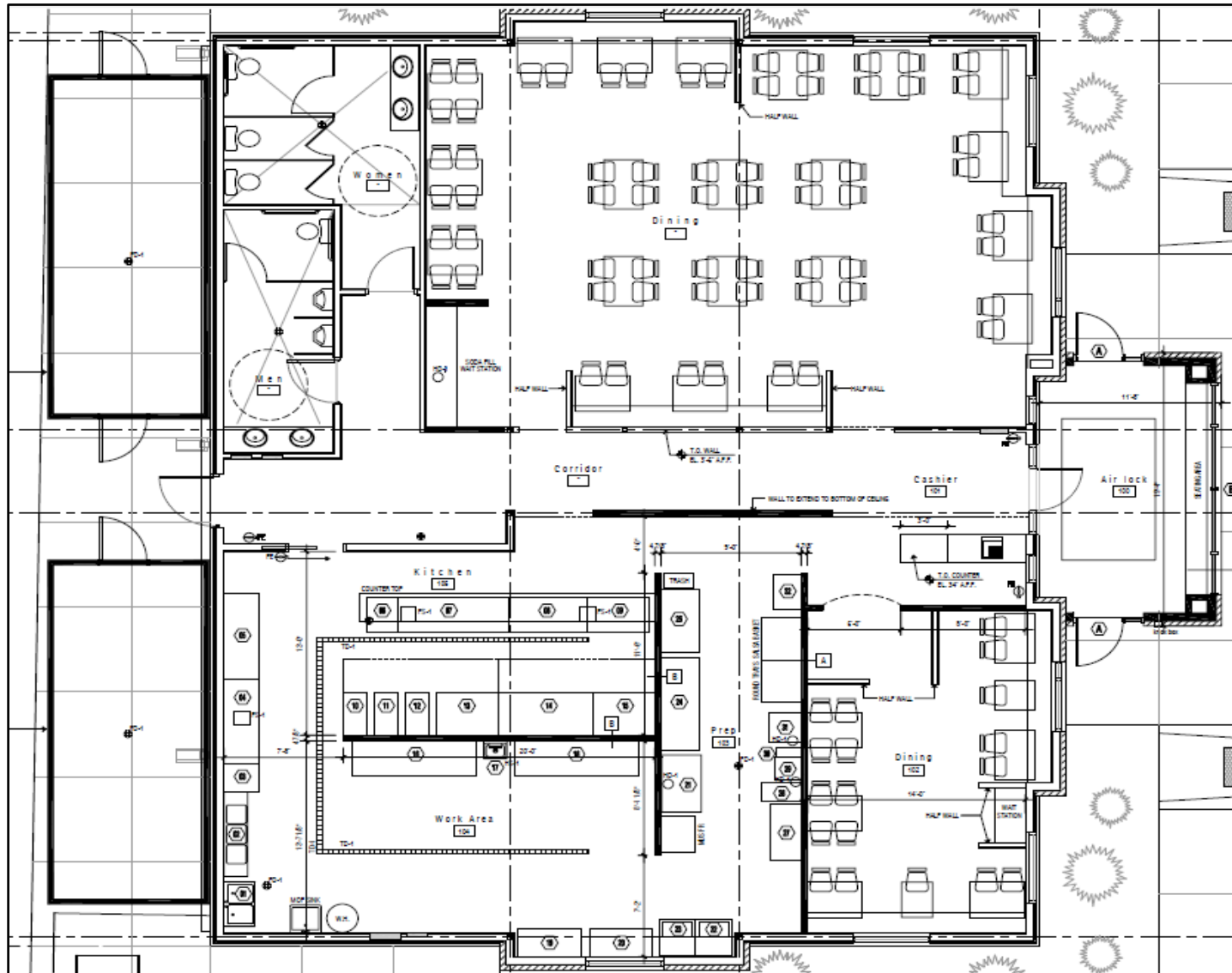
COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



FLOOR PLAN



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



EXTERIOR PHOTOS



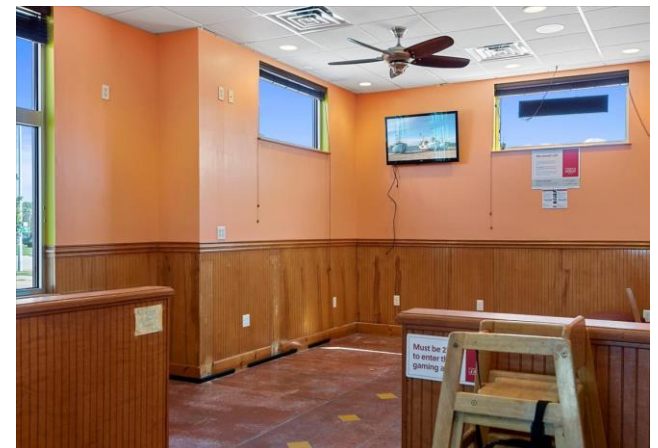
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



INTERIOR PHOTOS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



INTERIOR PHOTOS



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



DEMOGRAPHICS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

POPULATION

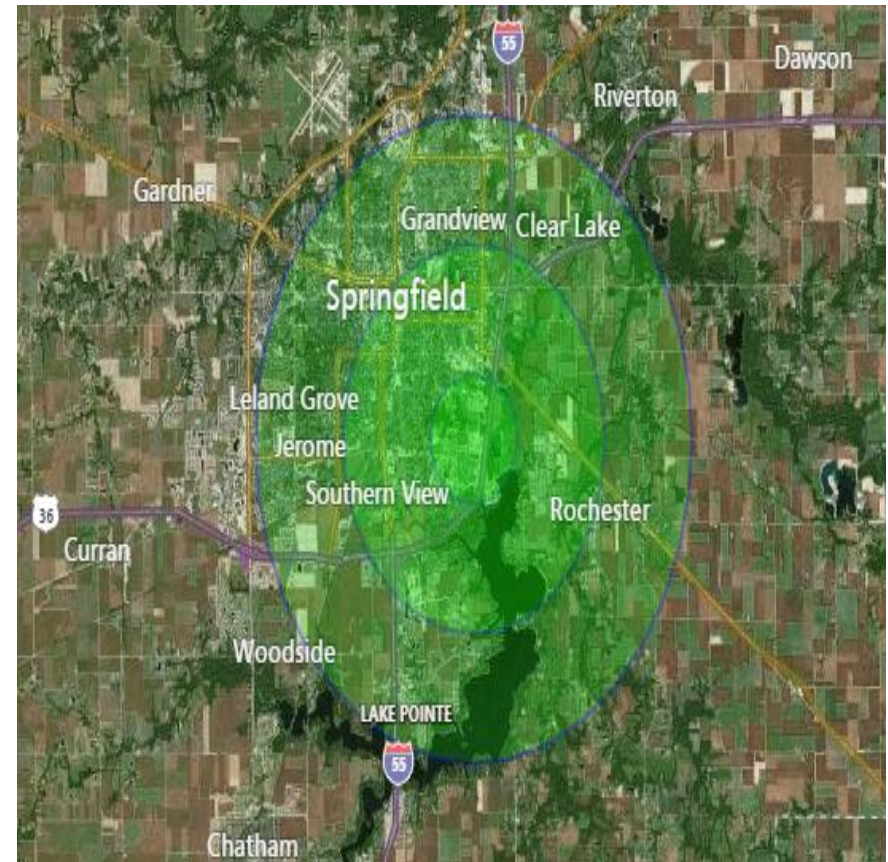
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	3,310	41,850	108,749
2022 Population	3,303	40,868	105,048
2027 Population (Projected)	3,299	40,745	104,574

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2022 Households	1,309	16,706	45,388
2027 Households (Projected)	1,307	16,654	45,169

INCOME

	1-MILES	3-MILES	5-MILES
2022 Per Capita Income	\$19,270	\$24,896	\$30,180
2022 Median Household Income	\$36,104	\$48,390	\$55,962
2022 Average Household Income	\$48,645	\$60,905	\$69,849



CONTACT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



BLAKE PRYOR

Advisor

O: 217-547-6650

C: 217-725-9518

bpryor@cbsdr.com

CBCDR MAIN OFFICE

201 W. Springfield Ave., 11th Floor
Champaign, IL 61820

CBCDR.COM



PROPERTY HIGHLIGHTS

- Second-Generation Restaurant
- Near Interstate 55 & 72
- 624 SqFt Addition (2012)
- Proximate to Hotels, Restaurants and Large Workforce
- Good Visibility