

FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

**8 Hodge Street
Tilton, IL 61833**

**5,250 SF Turnkey
Grill & Bar w/Gaming
Property Included
for SALE**

NICK RAGLE

Illinois Licensed Real Estate Broker

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**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

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USE AGREEMENT



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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



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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer Better Days Fun, Food & Spirits for sale at 8 Hodge St in Tilton, IL. Situated on 1.25 acres the Bar & Restaurant was established in 2017, going through several additions in keeping up with it's growing popularity so far over it's five year existence. The property boasts over 5,200 square feet of dining, bar, casino gaming, pool hall, large full service commercial kitchen with like-new equipment, a 9x15 walk-in cooler, new utilities, a beautiful 1,300 square foot outdoor patio deck with smoke shack, and room to add on to the facility. The property sits on a large gravel lot inclusive of 38 parking spaces and 15 foot outdoor street sign. This mom and pop style local establishment is open 7 days a week serving hamburgers, in-house smoked brisket, it's own brand of BBQ sauces, and steak dinners on weekends. In addition, the property is located in a TIF district/Enterprise Zone receiving incentives from the village of Tilton! This is a great opportunity for someone with bar & restaurant experience to purchase a turn-key operation plus the real estate and take the operation to the next level. Make your appointment for a showing today!

PROPERTY INFORMATION

ADDRESS	8 Hodge Street, Tilton, IL 61833
SALE PRICE	\$525,000.00
TAX PIN	23-20-201-005
AVAILABLE SPACE	5,250 SF
BUILDING SIZE	5,250 SF
LOT SIZE ACRES	1.25 AC
YEAR BUILT	2017
PARKING SPACES	38 Spaces
ZONING	B3 – General Business



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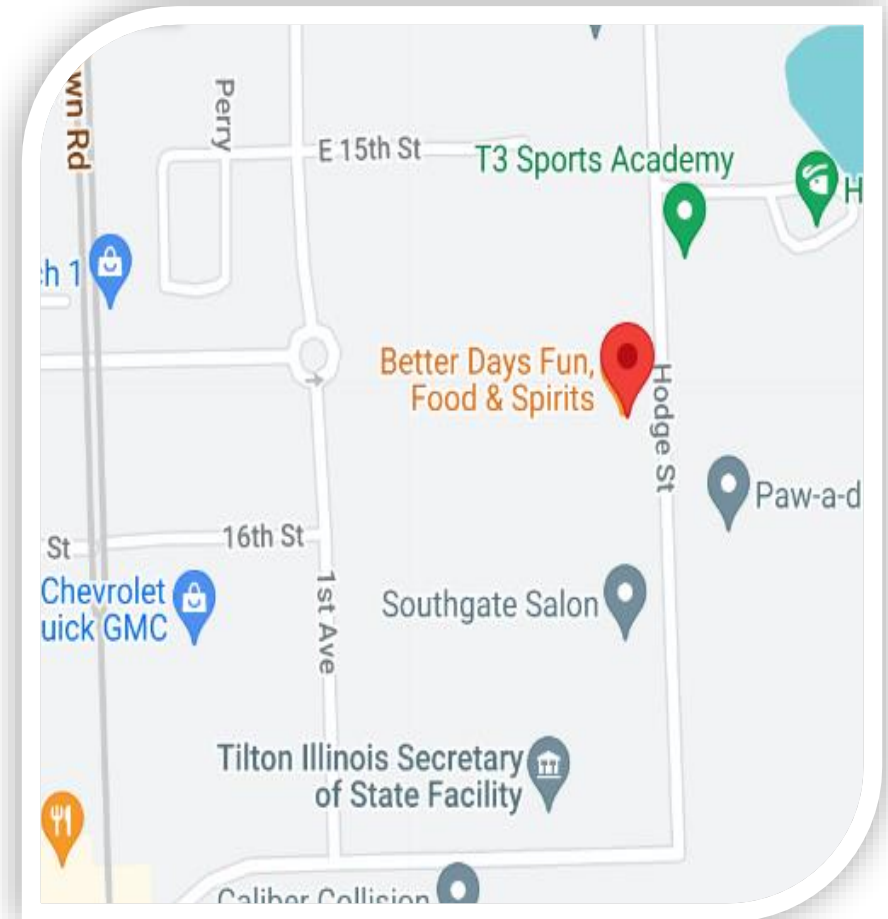
LOCATION



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AREA OVERVIEW

Just one half mile off of I-74 of Danville's Georgetown exit in the village of Tilton. The Village of Tilton is in Vermilion County in eastern Illinois. Tilton is considered to be part of the Danville, Illinois Metropolitan Statistical Area and is located on the eastern border of Illinois about 10 miles from Indiana. It lies about 150 miles south of Chicago and just over 30 miles east of the University of Illinois in Urbana/Champaign. The establishment is situated just two blocks east of Georgetown Rd/Rt 150, the major retail corridor and thoroughfare of Tilton, with retailers such as AT&T, Dollar General, Big R, Little Caesars Pizza, Monical's Pizza, Chevrolet of Vermilion, Anytime Fitness, Burger King, a large Mach 1 Truck Stop, and many more. This thoroughfare receives 25,000 cars per day. The site is located just south and east of neighboring residential subdivisions. Neighborhood businesses include the Paw-A-Day Inn K-9 boarding and training facility, Cabinet City Granite & Marble, Danville Township Building, the Tilton Illinois Secretary of State Facility, DTI Office Solutions, Lincare and the T3 Sports Academy.



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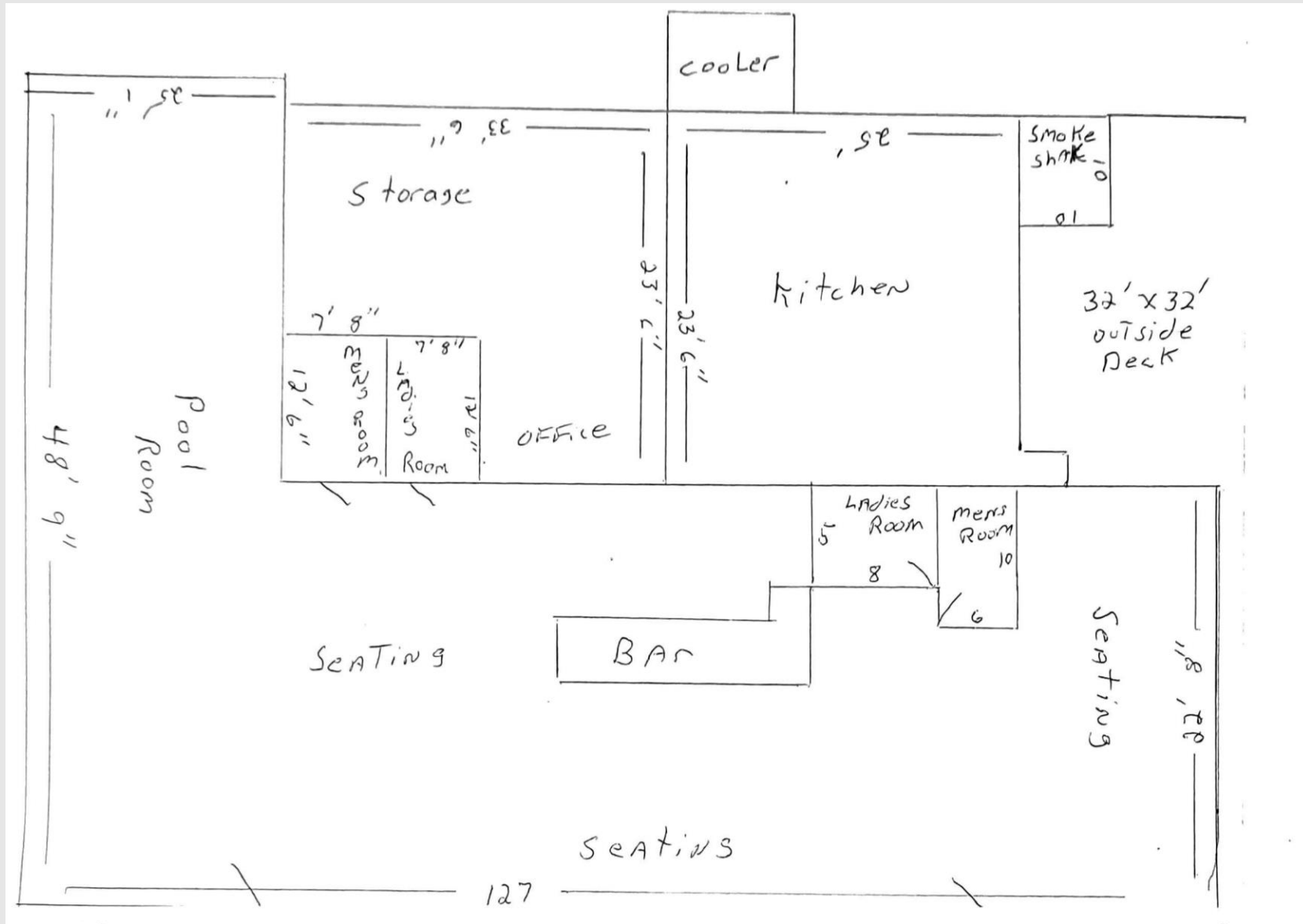
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FLOOR PLAN



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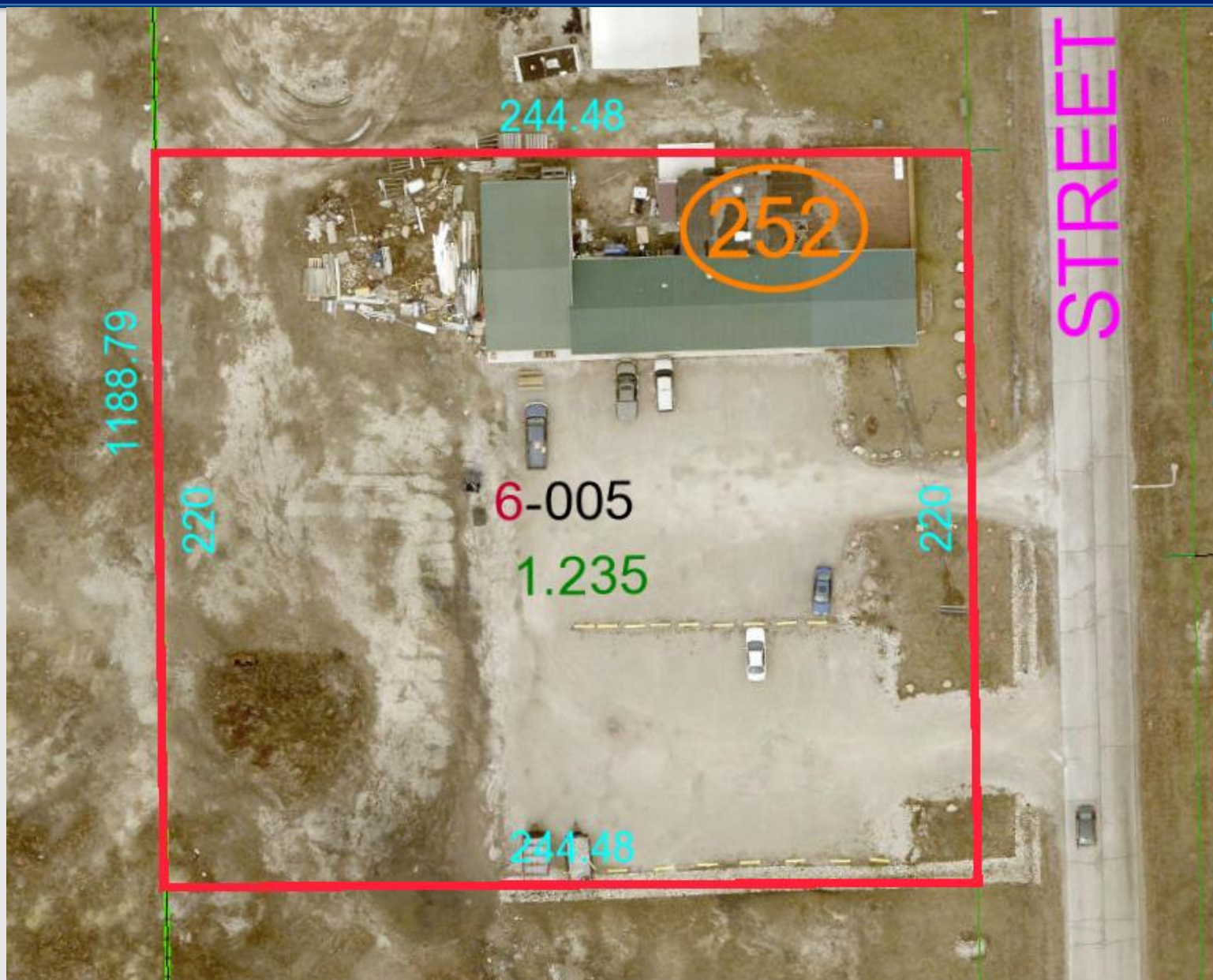
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PLAT MAP



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AERIAL



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INTERIOR PICTURES



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EXTERIOR PICTURES



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DEMOGRAPHICS



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POPULATION

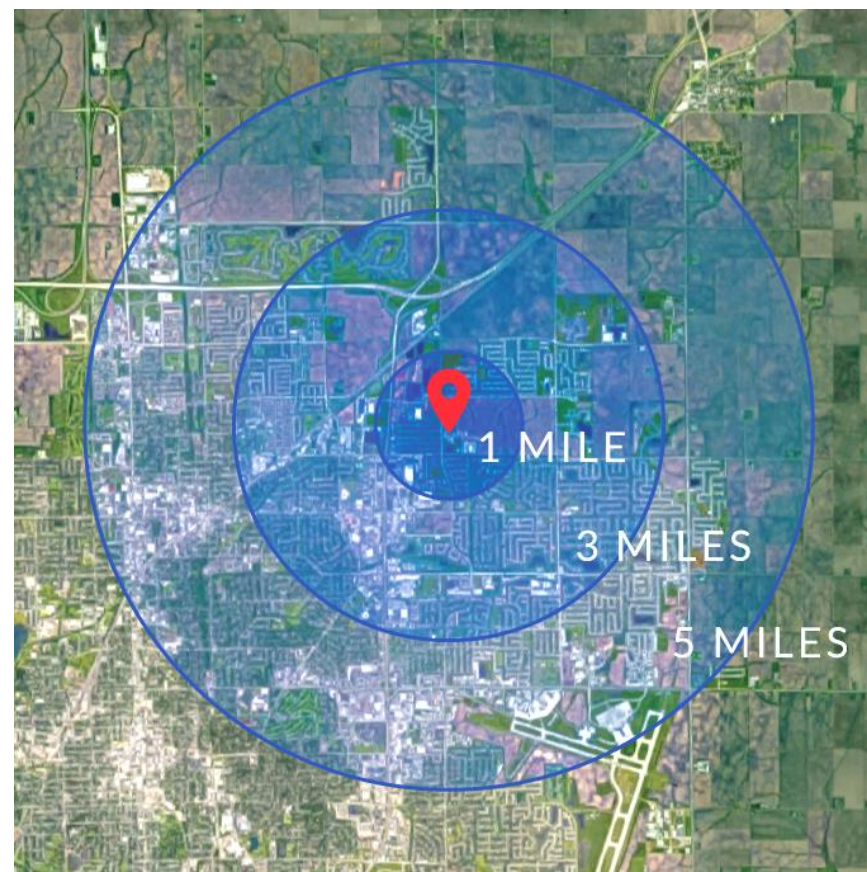
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	3,213	20,780	45,605
2022 Population	3,137	19,344	43,242
2027 Population (Projected)	3,237	20,233	44,790

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2010 Households	1,420	8,212	18,231
2022 Households	1,387	7,611	17,267
2027 Households (Projected)	1,365	7,461	16,954

INCOME

	1-MILES	3-MILES	5-MILES
2022 Per Capita Income	\$28,489	\$21,187	\$22,833
2022 Avg. HH Income	\$64,444	\$53,851	\$57,181
2022 Median HH Income	\$54,158	\$41,780	\$45,652



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PROPERTY HIGHLIGHTS

- Close to I-74 Georgetown Exit
- Rt 150 – 25,000 CPD
- Tremendous Upside To Increase Revenues & Profits
- Established Bar & Restaurant w/Full Kitchen Staff
- Located in TIF/Enterprise Zone