

# SPORTSMAN'S LOUNGE



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY

**229 W. Mason St**  
Springfield, IL 62702

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## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer Sportsman's Lounge for sale in Springfield, IL.

Sportsman's Lounge is a fully operational and recently renovated bar and restaurant. It is firmly established with a solid customer base serving Springfield for five decades. The current owners revived the business and remodeled the property extensively in 2021. The finished remodel included gutting the interior (bar, kitchen, and restrooms), updating the HVAC, plumbing, and electrical and installing new furniture, fixtures, and equipment. Financials available upon request and with a completed confidentiality/NDA.

The layout consists of a bar and dining area, a gaming area (5 machines), 2 restrooms, a full kitchen, a prep room, and a walk-in cooler.

Sportsman's Lounge is on the corner of Mason St and Rutledge St near Downtown Springfield and within the Mid-Illinois Medical District. The location benefits from proximity to the large medical campus that includes two major hospitals (Memorial Medical Center, HSHS St. John's Hospital) and the SIU School of Medicine, many government buildings, and the State Capitol tourism, which brings many regional and national visitors to the area every year.

Springfield is the Capital of Illinois. It is located in Central Illinois and is accessed by both 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	229 W. Mason St, Springfield, IL 62702
ASKING PRICE	\$299,000
BUILDING SIZE	3,038 SF
LOT SIZE	0.30 AC
ZONING	S-2, Community Shopping & Office District
YEAR BUILT   REMODELED	1915   2021
TAX PIN	14-28.0-439-009 & 14-28.0-439-010



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## LIST OF FF&E

3-compartment sink	New	1	Kitchen
Hand sink	New	3	Kitchen, Bar, Men's Restroom
Vanity & sink	New	1	Women's Restroom
16x48 SS tubular wall-mounted drying shelf	New	1	Kitchen
Casters	New	12	Kitchen
40 lb gas fryer	New	1	Kitchen
50 lb gas fryer	2 New/2 Used	2	Kitchen
Fry baskets	2 New/2 Used	4	Kitchen
Stainless steel shelving	New	7	Kitchen, Server's Station
Stainless steel prep table	Used	1	Prep Room
4-pan steam table	New	1	Kitchen
Wire shelving unit	New	5	Dry Storage
Pass-thru refrigerator	Used	1	Prep Room
Stainless upright fridge	Used	1	Back Storage
Lockable wire alcohol cage	New	3	Back Storage
11.4 cu/ft fry fridge	New	1	Kitchen
2 drawer refrigerated chef base	Used	1	Kitchen
Upright refrigerator	New	2	Prep Room
Upright freezer	New	2	Prep Room

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## LIST OF FF&E (CONT.)

Stainless steel prep table w/ integral shelving	Used	1	Kitchen
Commercial griddle top	New	1	Kitchen, Bar, Men's Restroom
Steam table inserts	New	8	Women's Restroom
50 lb grease trap	New	1	Kitchen
Chef knives	New	2	Kitchen
Typical pot & pan set	New	1	Kitchen
Stock pots	New	3	Kitchen
Dining table tops (30x42)	New	8	Kitchen
Dining table tops (30x24)	New	5	Kitchen, Server's Station
Dining table tops (round)	New	1	Prep Room
Dining table bases	New	14	Kitchen
Dining chairs	New	55	Dry Storage
Barstools	New	20	Prep Room
Ice machine	New	1	Back Storage
Coffee maker	New	1	Back Storage
POS Equipment	New	1	Kitchen
3/16" slicer	New	1	Kitchen
Food processor	New	1	Prep Room
Aluminum serving trays	New	50	Prep Room

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## LIST OF FF&E (CONT.)

Serving baskets	New	3	Kitchen
Plates	New	40	Kitchen, Bar, Men's Restroom
Chili cups and bowls	New	40	Women's Restroom
Stainless steel prep table w/ undershelf	Used	1	Kitchen
¼" slicer	New	1	Kitchen
Dishwasher SS table	New	1	Kitchen
Fryer divider tables	New	3	Kitchen
Undercabinet fridge	New	1	Kitchen
Undercabinet freezer	New	1	Kitchen, Server's Station
Beer trough	New	1	Prep Room
Bread cabinet	Used	1	Kitchen
5' stainless steel fridge	New	1	Dry Storage
TVs and brackets	New	6	Prep Room
Storage shelves	New	2	Back Storage
Security system & cameras	New	10	Back Storage
Kitchen scale	New	2	Kitchen



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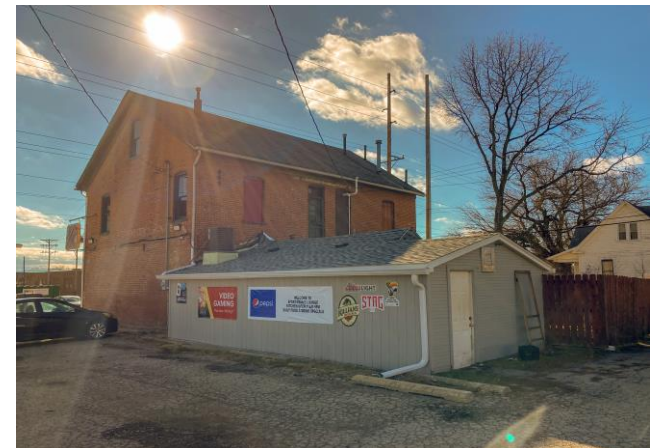




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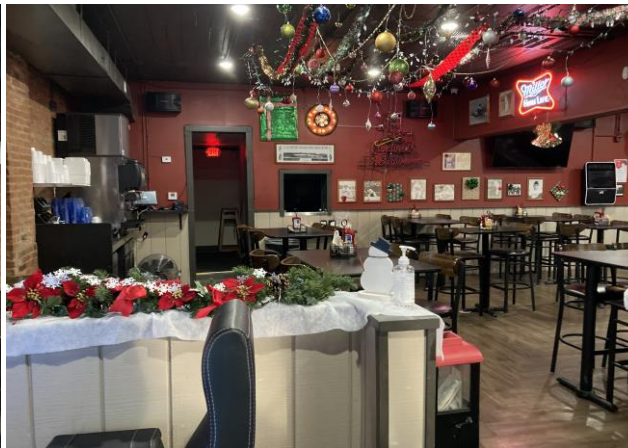


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## DINING, BAR, & GAMING AREA





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## KITCHEN/PREP AREA







## MENU

### STARTERS

LIVERS AND/OR GIZZARDS

HOMEMADE ONION RINGS

FRIED MUSHROOMS

*Hand battered & fried*

MOZZARELLA STICKS

CHICKEN WINGS

*Sauces: Buffalo, Cajun Dry Rub, BBQ, Honey Sriracha, Garlic Parm & Herb, Carolina Tangy Gold*

CHICKEN TENDERS

*Your choice of one sauce*

LOADED FRIES OR TOTS

*Cheese Sauce, Jalapenos, Bacon, Chives  
+ Chili, Wing Sauce*

PRETZEL BITES

*Served with cheese sauce*

### SALADS & CHILI

HOUSE SALAD (Full/Half)

*Tomato, cheese, cucumbers, green onions, croutons  
+ Chicken or Port T*

CHEF SALAD

*Ham, turkey, bacon, tomato, egg, cheese, cucumbers, green onions, croutons*

*Dressings*

*Ranch, Italian, French, blue cheese, honey mustard, balsamic vinaigrette*

### SPORTSMAN'S TAVERN CHILI

*+ Cheese, Onion*

*32 Ounce To-Go containers available*



## MENU

### SANDWICHES

All Sandwiches come with one side and your choice of LTOP. Substitute chili or onion rings.

**BURGER** *single, double, triple*

**CHICKEN** *Hand-breaded or grilled*

*+Cheese, Bacon, Jalapenos, Fried Egg, Caramelized Onions*

### **SPORTSMAN'S FAMOUS PORK TENDERLOIN**

*Hand-cut, pounded, and breaded*

- Half (7oz)

- Full (14oz)

**BLT**

**FRIED BOLOGNA**

*with hand-cut bologna*

**CLUB**

*with hand-cut ham and turkey, bacon*

### SRINGFIELD FAVORITES

#### **SPORTSMAN'S SHOE**

Your choice of meat served over Texas toast topped with fries or tots and homemade cheese sauce

- Meat choices: Hamburger, Chicken (Breaded/Grilled) Ham, Turkey, Bacon, Pork Tenderloin Half

#### **SPORTSMAN'S FRIED CATFISH**

*Served with one side, homemade tartar sauce, and bread*

### MONDAY

FRIED CHICKEN - SERVED ALL DAY

2PC OR 4PC, SERVED WITH MASHED POTATOES, GRAVY, & CORN

### TUESDAY

SALAD SPECIAL - \$OFF OR SPECIALTY SALAD

\$10 DOMESTIC BEER BUCKETS

### WEDNESDAY

SHOE SPECIAL - \$OFF OR SPECIALTY SHOE

### THURSDAY

ITALIAN BEEF - SERVED ALL DAY

TOPPED WITH PROVOLONE OR OUR HOMEMADE CHEESE SAUCE, AND SERVED WITH A SIDE OF AU JUS & HOT GIARDINIERA

### FRIDAY

FRIED CATFISH SPECIAL - SERVED ALL DAY

GET AN EXTRA SIDE FOR FREE WITH THE FULL ORDER



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## DEMOGRAPHICS

### POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	12,908	79,920	121,314
2022 Population	12,123	76,416	118,265
2027 Population (Projected)	12,043	75,747	118,435

### HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2022 Households	5,622	34,151	52,331
2027 Households (Projected)	5,594	33,850	52,387

### INCOME

	1-MILES	3-MILES	5-MILES
2022 Per Capita Income	\$22,844	\$28,496	\$31,661
2022 Median Household Income	\$39,400	\$51,081	\$57,753
2022 Average Household Income	\$49,259	\$63,763	\$71,552



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## CBCDR MAIN OFFICE

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Champaign, IL 61820

[CBCDR.COM](http://CBCDR.COM)



## PROPERTY HIGHLIGHTS

- Recently Renovated
- Newer FF&E
- Firmly Established and Operational
- Near Downtown, Govt, & Medical
- 5 Decades of Service
- Solid Customer Base