

RESTAURANT AVAILABLE FOR SALE OR LEASE

# RED BUD, IL - FREE STANDING RESTAURANT AVAILABLE

1519 S MAIN, RED BUD, IL 62278



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*Presented By:*

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**Jeff Eisenberg**  
& associates



RETAIL PROPERTY FOR SALE  
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale / Lease Pricing:	Negotiable
Lot Size:	1.04 Acres
Building Size:	2,336
Zoning:	Commercial

### PROPERTY OVERVIEW

The restaurant is located at 1519 S Main Street, and is positioned between the Dollar General and the Weir Chevrolet Buick GMC dealership. The subject property has strong visibility, decent traffic counts and a two-way access to the restaurant. Complimentary businesses nearby include Dollar General, Verizon, McDonald's, Dairy Queen, Ace Hardware, Red Bud IGA and additional shopping centers and other commercial properties.

### PROPERTY HIGHLIGHTS

- Traffic Counts fronting the subject property are 10,300 cars per day.
- A large pylon sign fronts Main Street in-front of the restaurant.
- The property has 41 parking spaces on the front and the side of the restaurant.

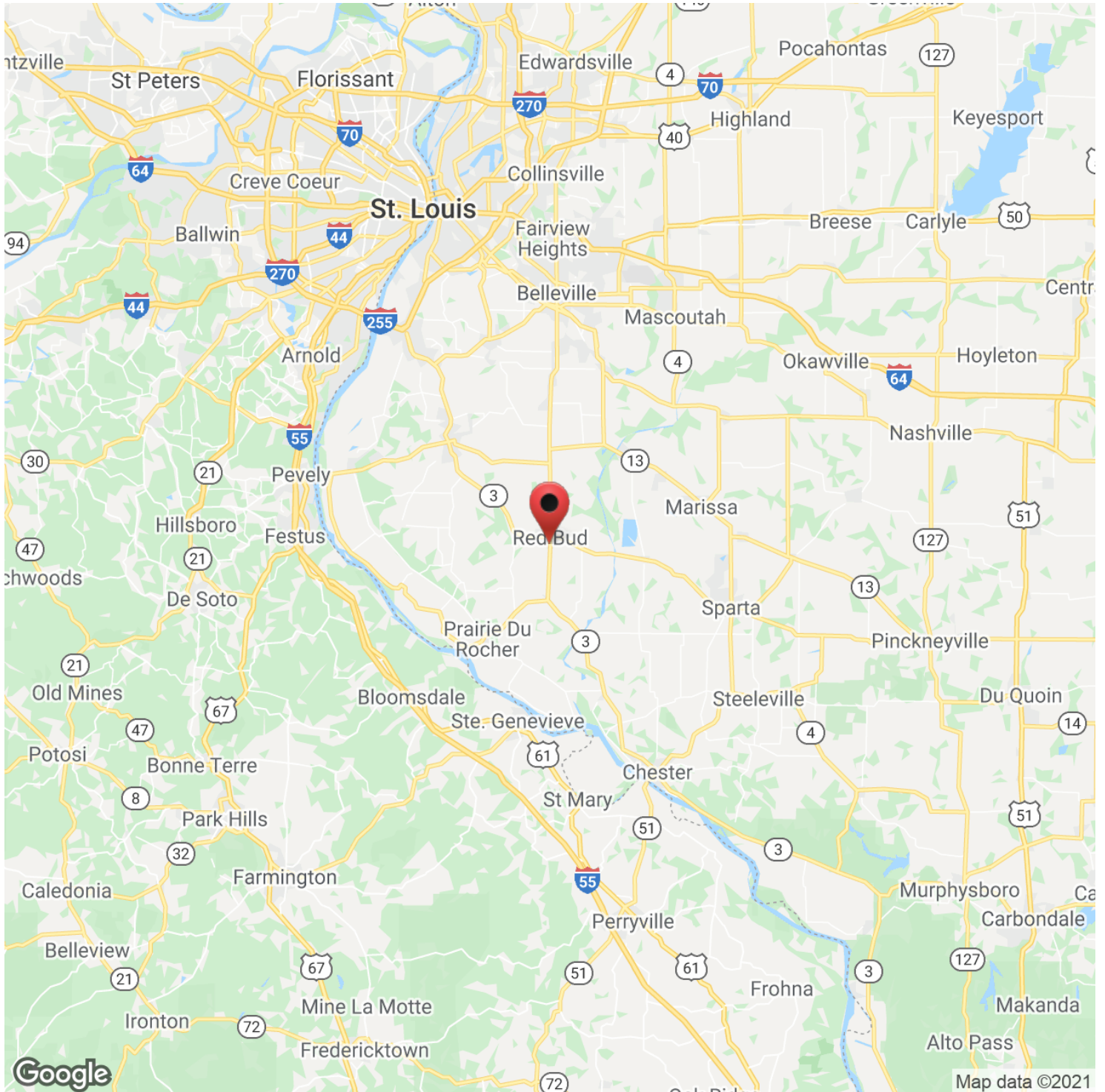
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## LOCATION MAP



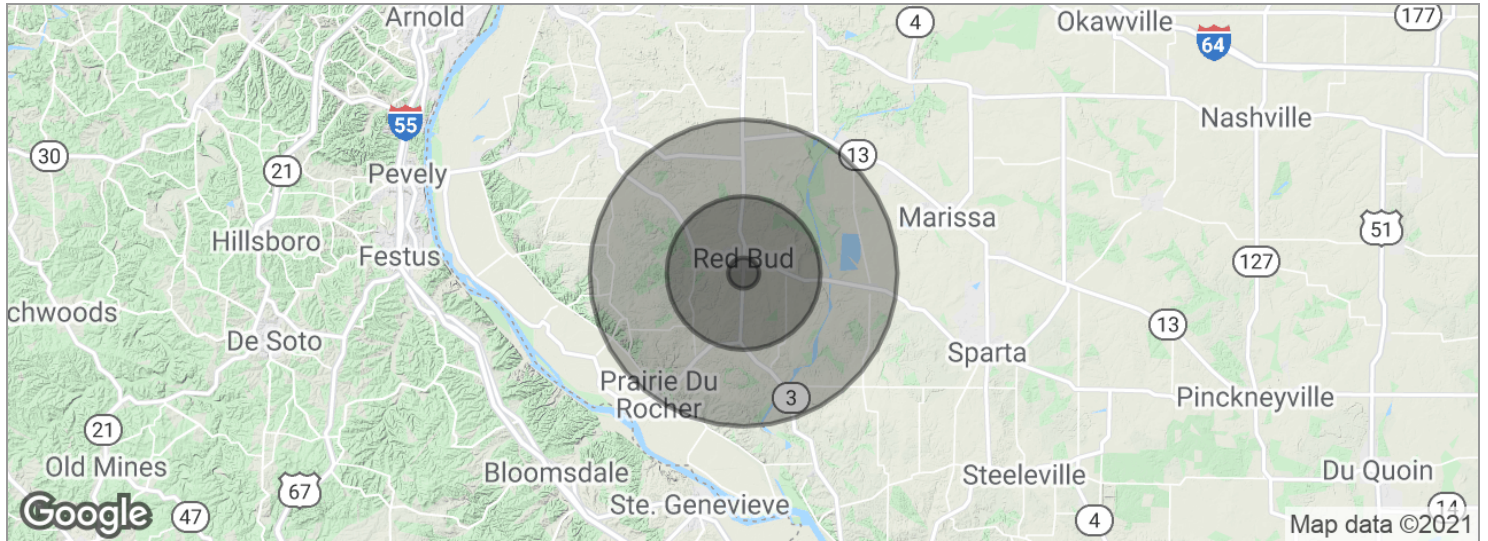
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## DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	439	5,975	16,236
Median age	40.8	40.7	41.1
Median age (Male)	41.6	41.3	40.6
Median age (Female)	40.0	39.9	41.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	178	2,405	6,427
# of persons per HH	2.5	2.5	2.5
Average HH income	\$62,338	\$62,727	\$66,376
Average house value	\$146,363	\$145,649	\$160,618

*\* Demographic data derived from 2010 US Census*

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