

RESTAURANT AVAILABLE FOR SALE OR LEASE

BETHALTO, IL - FREE STANDING RESTAURANT AVAILABLE

312 W BETHALTO DRIVE, BETHALTO, IL 62010



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale / Lease Pricing:	Negotiable
Lot Size:	0.58 Acres
Building Size:	1,881 SF
Zoning:	Commercial

PROPERTY OVERVIEW

The restaurant is located at 312 W Bethalto Drive, and is positioned between the Farm Fresh Grocery Store and Runway Lounge. The subject property has strong visibility, very good traffic counts and strong two way access to the restaurant. Complimentary businesses nearby include Walgreens, Taco Bell, Burger King, McDonald's, Schnuck's, and additional shopping centers and other commercial properties.

PROPERTY HIGHLIGHTS

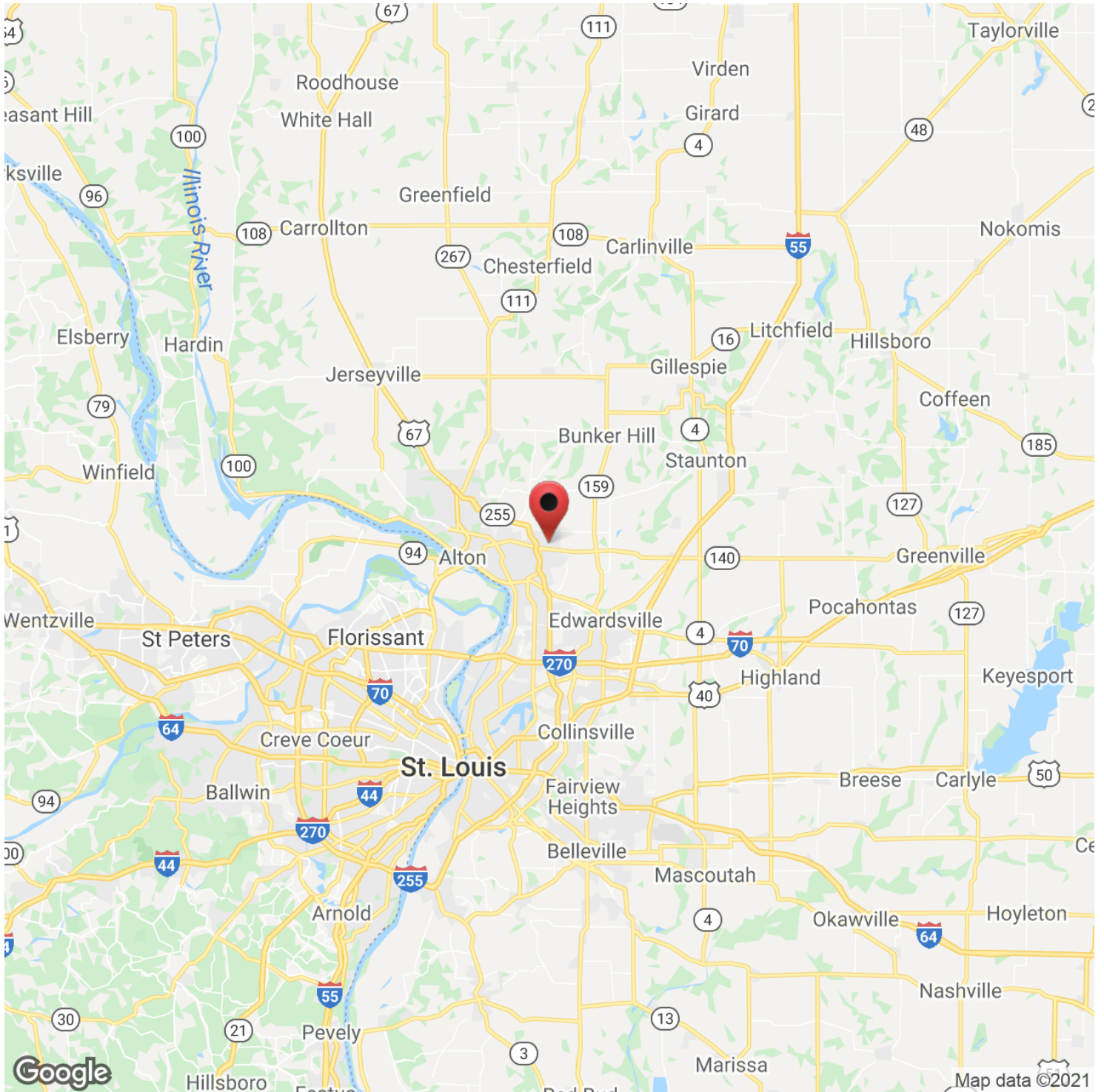
- Traffic Counts fronting the subject property are 18,800 cars per day.
- A large pylon sign fronts Bethalto Drive in-front of the restaurant.
- The property has 40 parking spaces on the side and in the rear of the restaurant.

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LOCATION MAP



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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,949	20,982	47,231
Median age	42.1	40.1	39.1
Median age (Male)	36.1	38.7	38.1
Median age (Female)	44.8	40.9	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,140	8,533	19,200
# of persons per HH	2.3	2.5	2.5
Average HH income	\$66,957	\$66,325	\$59,032
Average house value	\$144,089	\$153,118	\$128,434

** Demographic data derived from 2010 US Census*

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