

HIGHLY VISIBLE RESTAURANT FOR SALE AND LEASE

CENTRALIA, IL - AVAILABLE RESTAURANT WITH DRIVE THRU

735 W BROADWAY, CENTRALIA, IL 62801



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Jeff Eisenberg
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RETAIL PROPERTY FOR SALE AND LEASE
735 W BROADWAY, CENTRALIA, IL 62801

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,851 SF on 0.28 Acres
Lease Rate:	Negotiable
Sale Price:	Negotiable
Parking Spaces:	15
Zoning:	Commercial
Traffic Count:	5,100



PROPERTY OVERVIEW

The 1,851 SF Building listed for sale and lease is located at 735 W Broadway, it is positioned across from a brand new Dollar General and sits within the main retail / restaurant hub of the Centralia market. The traffic count along W Broadway is approximately 5,100 cars per day. Complimentary businesses nearby include Wal-Mart Supercenter, Schnuck's, Hardee's, Wendy's, McDonald's, O'Reilly Automotive, Ace Hardware and many other shopping centers and commercial properties.

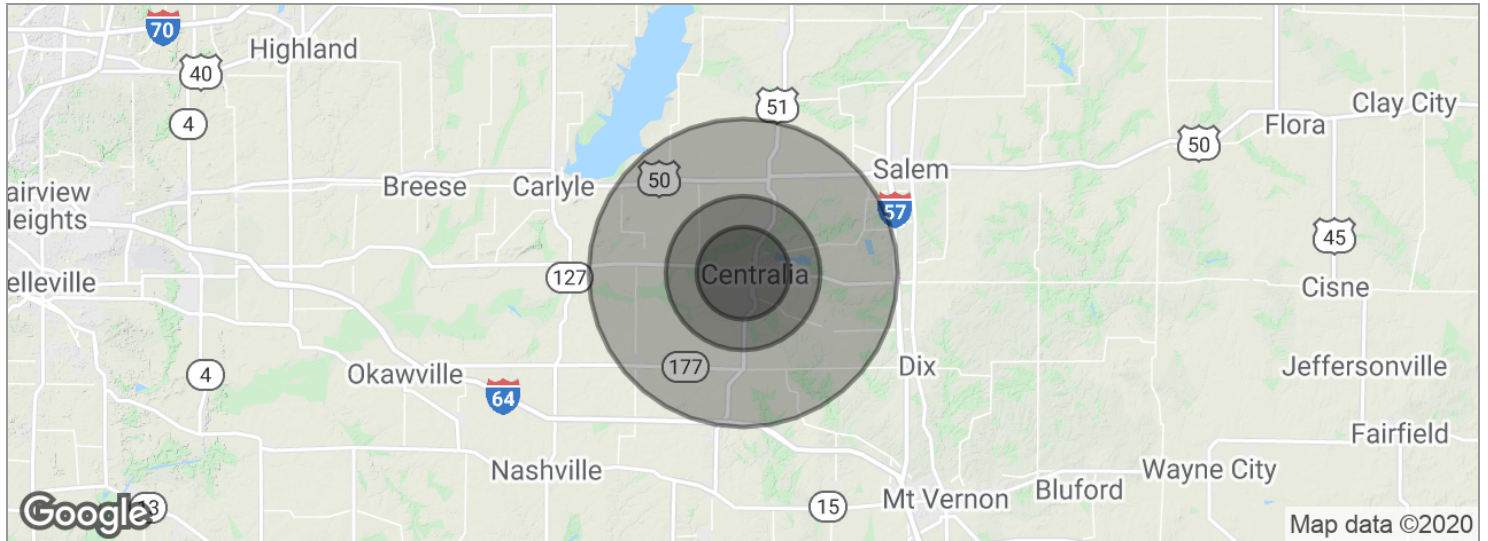
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DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	13,940	20,955	32,970
Median age	37.5	38.8	39.7
Median age (Male)	35.5	36.7	37.9
Median age (Female)	39.7	41.4	42.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	5,683	8,522	13,134
# of persons per HH	2.5	2.5	2.5
Average HH income	\$42,822	\$45,822	\$48,731
Average house value	\$70,225	\$76,124	\$89,087

** Demographic data derived from 2010 US Census*

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