

TURNKEY HIBACHI & SUSHI RESTAURANT IN EAST PEORIA

1000 RIVERSIDE DRIVE // EAST PEORIA, ILLINOIS



BROKER CONTACTS

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 **CITADEL**
PROPERTY ADVISORS



FAST FACTS

BUILDING SIZE	+/- 9,000 SF
PARCEL SIZE	+/- 1.8 AC
PARCEL #	01-01-29-203-003 01-01-29-203-002
R.E. TAXES	\$54,682.89 (\$6 PSF)
TRAFFIC COUNT	78,000 VPD (1-74)
YEAR BUILT	2005
COUNTY	TAZEWELL
ZONING	B-3

DEMOGRAPHICS

5-mile radius

116,517
POPULATION

\$76,550
HOUSEHOLD INCOME

59,729
EMPLOYEES

HIGHLIGHTS

- Completely turnkey 9,000 SF hibachi restaurant building featuring 3 hibachi grill stations, private dining room with hibachi grill station, sushi bar and dining area, and lobby bar / lounge
 - Gorgeous build-out provides move-in-ready opportunity for any sushi-hibachi operator
 - Situated on a 1.8 acre outlot to Walmart and Lowe's, near the entrance drive for the Bass Pro Shop and The Putt Club
 - Strong casual dining volumes throughout East Peoria including Texas Roadhouse, Chili's, Buffalo Wild Wings, and more
 - Excellent visibility from Interstate 74 which carries 78,000 vehicles per day by the site
 - Huge 1.8 acre site with abundant parking
-



AERIAL

DOWNTOWN PEORIA

ILLINOIS RIVER

RIVERFRONT PARK

SITE

78K

CAT

+/- 800 EMPLOYEES



AERIAL

DOWNTOWN
PEORIA

ILLINOIS RIVER

Walmart 

SITE



AERIAL



78,000 VPD





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