



Japan House Restaurant

NNN Lease | 2% Annual Increase | 5+5 Years Lease | Adjacent to White Oaks Mall
2100 W White Oaks Dr, Springfield, IL 62704

List Price

\$1,800,000

Cap Rate

7%

Price/SF

\$270

Property Description

Property Name:	Japan House
Type:	3 Star Retail Restaurant
Property Address:	2100 W White Oaks Dr Springfield, IL
Year Build:	1994
GLA:	6,500SF
Lot Size:	95,832SF
Parking Ratio:	21.54/1,000SF
Parking Space:	140

Japan House Restaurant-Description

2100 W White Oaks Dr, Springfield, IL 62704





STATE HIGHWAY A

31,600
VEHICLES PER DAY

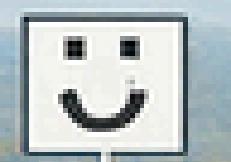
SUBJECT SITE

SH WOOD PLAZA

Marshalls

Butlinton
TIRE XNK

BOOT BARN



Meijer MENS RD S

DSW
SPORTING GOOD

SOUTHMS STRAYA

Academy
TIRS SMART

SOUTHLANDIA

Walmart
AJH



U.S. Bank

J. Jill
CHICO'S
SHOPPING

sams club

sams

PanAm
Driv. 7 Fone

DRIVE

Hobby Lobby

BIGLOTS ULTA
KOHLS pecy's

cartars ULTA
GearCips
PABLO'S
WARCHOLSE
Cane's
Sonic

W WHITE OAKS DRIV

CAREWNER
Sonic
Driv. com

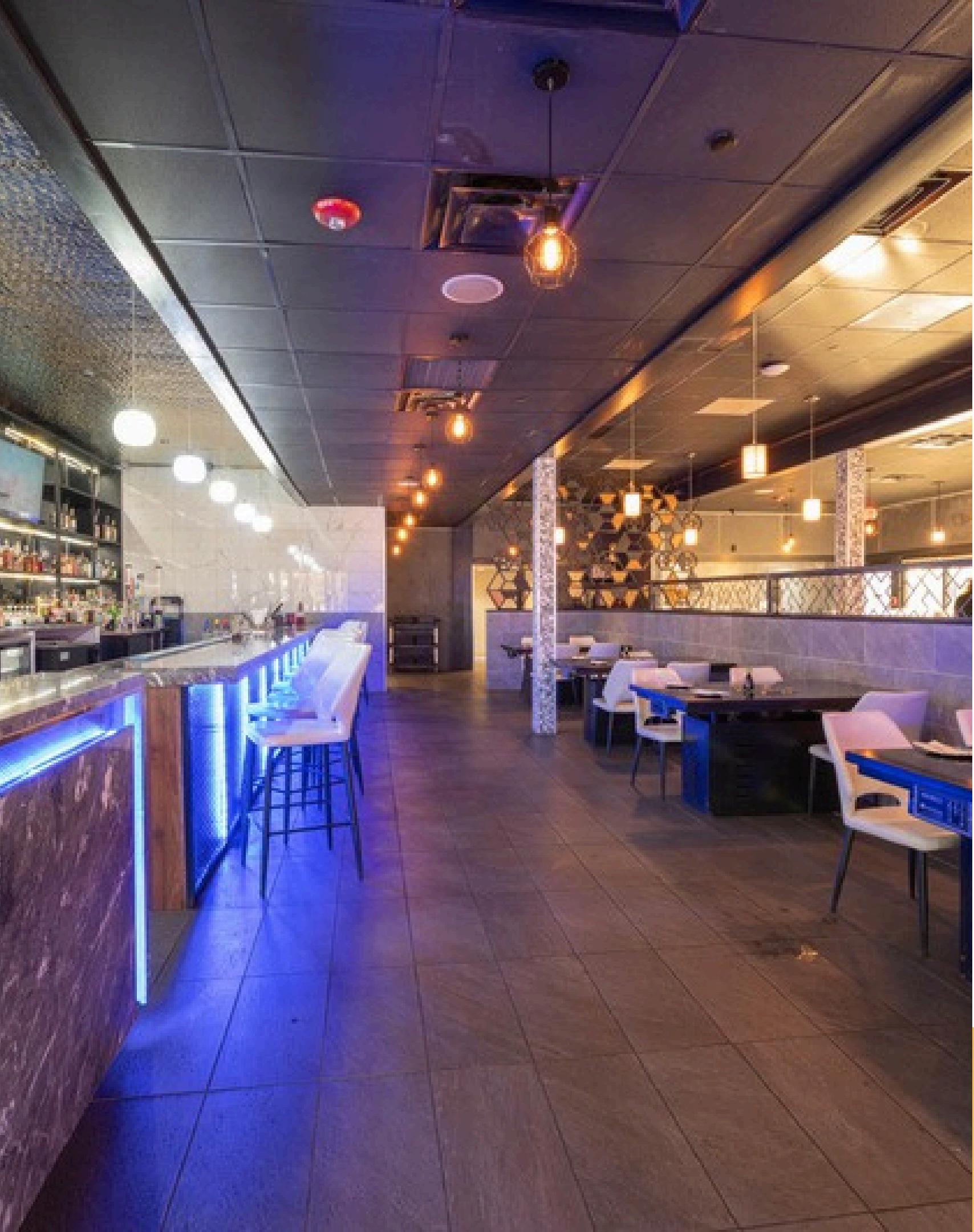
Kansas

Cloudup Realty
云尚地产

W WHITE OAKS DR

15,000

YOUR
LIFE



Monthly Rent
\$10,500

Price/SF
\$19.38

Lease Abstract

Tenant:	Japan House
Lease Type:	NNN Lease
Lease Commencement:	4/1/2025
Term Remaining:	5 years
Renewal Options:	2, 5-Year Options
Rental Increase:	2% Annually
Landlord Responsibilities	None
Tenant Responsibilities:	All
Additional Income (Parking):	\$9000/Yr

Japan House Restaurant-Rent

2100 W White Oaks Dr, Springfield, IL 62704



Rent Schedule

Term	Monthly Rent	Annual Rent	P/SF	% Incr.
4/1/2025-3/31/2026	\$10,500	\$126,000	\$19.38	
4/1/2026-3/31/2027	\$10,710	\$128,520	\$19.77	2%
4/1/2027-3/31/2028	\$10,924	\$131,090	\$20.17	2%
4/1/2028-3/31/2029	\$11,143	\$133,712	\$20.57	2%
4/1/2029-3/31/2030	\$11,366	\$136,386	\$20.98	2%
4/1/2030-3/31/2031	\$11,593	\$139,114	\$21.40	2%
4/1/2031-3/31/2032	\$11,825	\$141,896	\$21.83	2%
4/1/2032-3/31/2033	\$12,061	\$144,734	\$22.27	2%
4/1/2033-3/31/2034	\$12,302	\$147,629	\$22.71	2%
4/1/2034-3/31/2035	\$12,548	\$150,582	\$23.17	2%

Japan House Restaurant-Rent
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Population	2 Miles	5 Miles	10 Miles
2029 Projection	31,118	102,146	164,963
2024 Population	31,594	102,527	166,256

Households	2 Miles	5 Miles	10 Miles
2029 Projection	14,538	46,232	71,774
2024 Population	14,774	46,451	72,371

Household Income	2 Miles	5 Miles	10 Miles
Average	\$102,239	\$79,739	\$86,675
Median	\$81,736	\$60,515	\$67,745

Housing	2 Miles	5 Miles	10 Miles
Median Home	\$194,614	\$150,410	\$151,580

Employment	2 Miles	5 Miles	10 Miles
Employees	21,856	112,642	135,969

Japan House Restaurant-Demographics-2024

2100 W White Oaks Dr, Springfield, IL 62704

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
West White Oaks Dr	Spring Mill Dr SW	5852	2025	0.04 mi
Greenbriar Drive	W White Oaks Dr NW	6,366	2025	0.05 mi
Greenbriar Dr	W White Oaks Dr NW	7,085	2024	0.05 mi
Greenbriar Drive	Turning Mill Dr NW	5,182	2025	0.07 mi
Greenbriar Dr	S Veterans Pkwy E	6,484	2025	0.10 mi
IL 4	Greenbriar Dr S	29,467	2024	0.13 mi
Greenbriar Dr	Turning Mill Dr NW	5,236	2023	0.13 mi

Japan House Restaurant-Traffic

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Radius	2 Miles			5 Miles		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$23,109,297	\$1,564	\$731	\$66,385,552	\$1,429	\$647
Entertainment, Hobbies & Pets	\$71,629,267	\$4,848	\$2,267	\$196,726,069	\$4,235	\$1,919
Food & Alcohol	\$126,692,799	\$8,575	\$4,010	\$350,769,364	\$7,551	\$3,421
Household	\$79,895,850	\$5,408	\$2,529	\$207,629,264	\$4,470	\$2,025
Transportation & Maintenance	\$110,410,131	\$7,473	\$3,495	\$297,504,900	\$6,405	\$2,902
Education & Daycare	\$30,018,742	\$2,032	\$950	\$71,048,658	\$1,530	\$693

Japan House Restaurant-Consumer Spending Details-2024

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