



# 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



STUDIO CITY



WHITE OAKS PLAZA



SH SWOOD PLAZA

Meijer MENS RD S

SOUTHWEST PLAZA

SOUTHWEST PLAZA

Panella

Hobby Lobby

CAREXMER

Sonic Drive in



Bank of America

J. Jill CHICO'S SHOPPING

sam's club

sam's

BIG LOTS ULTA KOHL'S pecy's cartars ULTA OREGN GREAR CLIPS PABUJ Cane's PC WARCHOLSE Sanie

STATE HIGHWAY A

31,600 VENCES FUTHN

SUBJECT SITE

W WHITE OAKS DRIVE

Kansas

VETERANS PHONAY

W WHITE OAKS DR

Cloudup Realty 云尚地产

YOUR

15,000



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

2100 W White Oaks Dr, Springfield, IL 62704

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 Steet	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**  
2100 W White Oaks Dr, Springfield, IL 62704

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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## **Japan House Restaurant-Rent**

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### **Presented By:**



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