

PREMIUM FREESTANDING DRIVE-THRU RESTAURANT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1209 Broadway E
Mattoon, IL 61938

3,198 SF Quick Service Restaurant
for Sale or Lease

Nick Ragle

Illinois Licensed Real Estate Broker

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Charleston Ave E – 18,000 AADT

**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
201 W Springfield Ave. 11th Floor
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217-352-7712

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PROPERTY OVERVIEW

Now available for sale is a high-profile, freestanding quick-service restaurant building located at 1209 Broadway Avenue East (IL Route 16) in Mattoon, Illinois. Formerly operated by Wendy's, this recently reconstructed building (2021) sits on a prominent 1.35-acre corner parcel with direct visibility and signage along one of the region's most heavily traveled east-west corridors. The property includes existing drive-thru infrastructure, fully-equipped and remodeled interior, ample parking, and exceptional frontage ideal for food service, fast casual, or conversion to a new retail concept. The parcel can be subdivided and developed into two tenant lots. Another large section of ground on the north side of this property is scheduled for development bringing more retail growth to this node as well.

PROPERTY INFORMATION

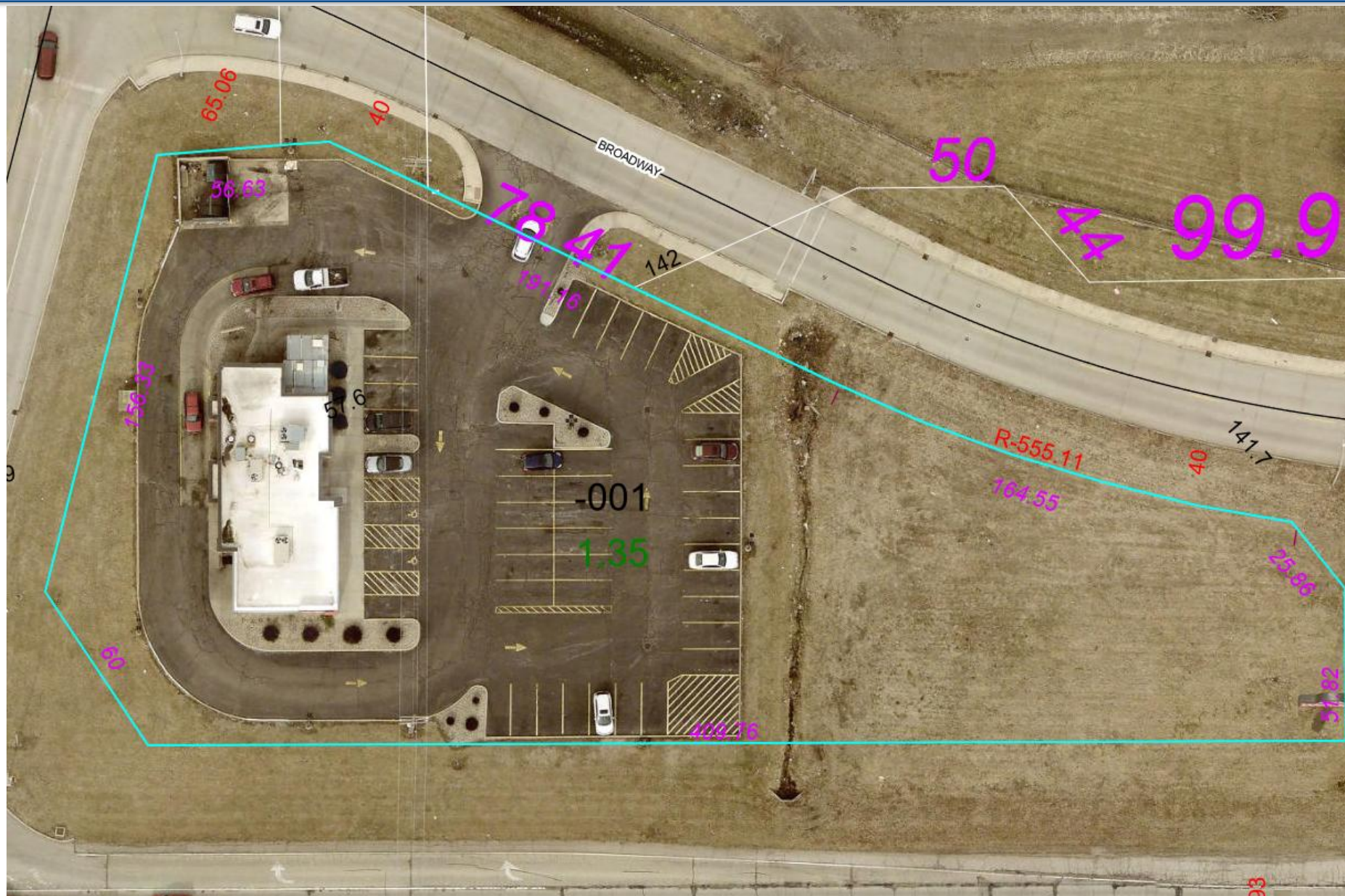
ADDRESS	1209 Broadway Ave E, Mattoon, IL 61938
SALE PRICE	Undisclosed
LEASE PRICE	\$120,000/YR Abs. Net
TAX PIN	06-0-00582-000
AVAILABLE SPACE	3,198 SF
LOT SIZE	1.35 AC
ZONING	C4-Commercial General
YEAR RECONSTRUCTED	2021
HIGHEST AND BEST USE	Quick Service Restaurant



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AREA OVERVIEW

Strategically located directly across from the transformative Emerald Acres Sports Connection, this site stands at the epicenter of Mattoon's most dynamic growth zone. The \$100 million, 150-acre sports tourism development is expected to attract over 580,000 annual visitors through its state-of-the-art indoor fieldhouse, 32 outdoor sports fields, and large-scale event spaces. The subject property's position at the northern gateway to Emerald Acres—alongside the planned retail and hospitality district known as The Shops at Emerald Acres—ensures strong demand from both local residents and regional event traffic. The broader area includes long-established anchors such as Cross County Mall, Lake Land College, and major employers like Rural King, Mars Petcare, and Sarah Bush Lincoln Health Center, reinforcing the site's appeal as a destination for dining, shopping, and logistics services within a 30-mile trade radius and a multi-state tourism draw.



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Emerald Acres Sports Connection

Strategic Location & Key Traffic Drivers

Directly across the street from the site is the Emerald Acres Sports Connection, a transformative \$100 million, 150-acre sports and entertainment destination that is set to become the largest sports tourism hub in central and southern Illinois. The centerpiece of the development is a 140,000 SF **indoor fieldhouse** featuring:

- 8 basketball courts
- 16 volleyball courts
- Dedicated spaces for expos
- Corporate events
- Birthdays and family entertainment

The outdoor complex features:

- 20 diamond sports fields
- 12 full-size soccer fields
- 7 multi-purpose fields
- 3 championship-level fields

Once complete, Emerald Acres is projected to attract over 580,000 annual visitors from a 200-mile multistate radius, anchoring the region as a year-round sports and recreation destination. This level of sustained visitation will generate robust demand for food, beverage, lodging, and retail—placing the subject property in a prime capture zone for daily and event-driven foot traffic.



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Emerald Acres Sports Connection

Adjacent Development: Shops at Emerald Acres Integrated into the Emerald Acres master plan is The Shops at Emerald Acres Sports Connection, a complementary retail and hospitality district designed to serve the influx of visitors, athletes, and families. This commercial node will house:

- National and regional restaurant and QSR tenants
- Hospitality and hotel accommodations
- Retail storefronts tailored to sports tourism and event attendees

The Wendy's site is positioned directly at the northern edge of this district, offering significant synergy with incoming development. As the commercial infrastructure matures, surrounding property values and visibility are expected to rise sharply.

With its immediate adjacency to the Emerald Acres Sports Connection, this location offers a once-in-a-generation opportunity to capitalize on the spillover from a \$100M sports tourism asset. Its corner-lot prominence, flexible commercial zoning, proximity to I-57, and alignment with one of the Midwest's most ambitious tourism projects make 1209 Broadway Avenue East one of the most strategically located properties in the Mattoon-Charleston region.



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POPULATION

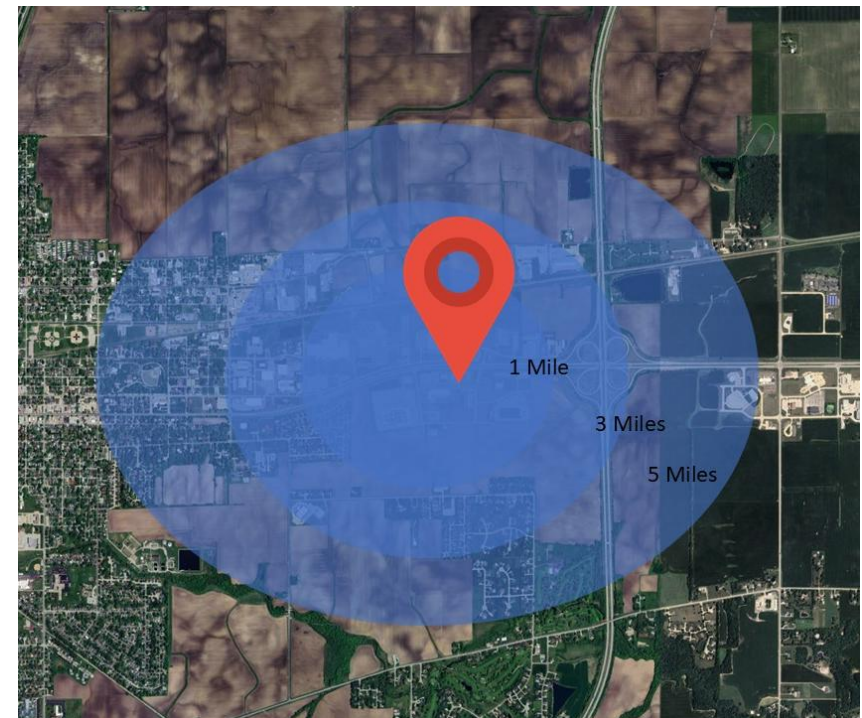
	1-MILES	3-MILES	5-MILES
2020 Population (Census)	749	12,986	19,814
2025 Population	724	12,787	19,447
2030 Population (Projected)	734	13,001	19,743

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2020 Housing Units	353	5,892	8,805
2025 Households	341	5,798	8,641
2030 Households (Projected)	346	5,900	8,779

INCOME

	1-MILES	3-MILES	5-MILES
2025 Per Capita Income	\$57,771	\$33,448	\$36,328
2025 Avg. HH Income	\$122,812	\$73,763	\$81,762
2025 Median HH Income	\$67,531	\$52,634	\$58,516



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PROPERTY HIGHLIGHTS

- Building Fully Rebuilt in 2021 - modern layout and systems
- High Visibility Corner Location at Route 16 & Swords Dr
- Immediate I-57 Access (Exit 190B) less than 0.5 miles away
- Unmatched Exposure to Emerald Acres Sports Connection

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