

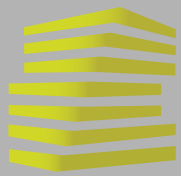
FORMER HARDEE'S  
CORNER  
QSR  
FOR LEASE

750 W BROADWAY

CENTRALIA, IL



LOCATION.  
commercial real estate



# 750 W BROADWAY

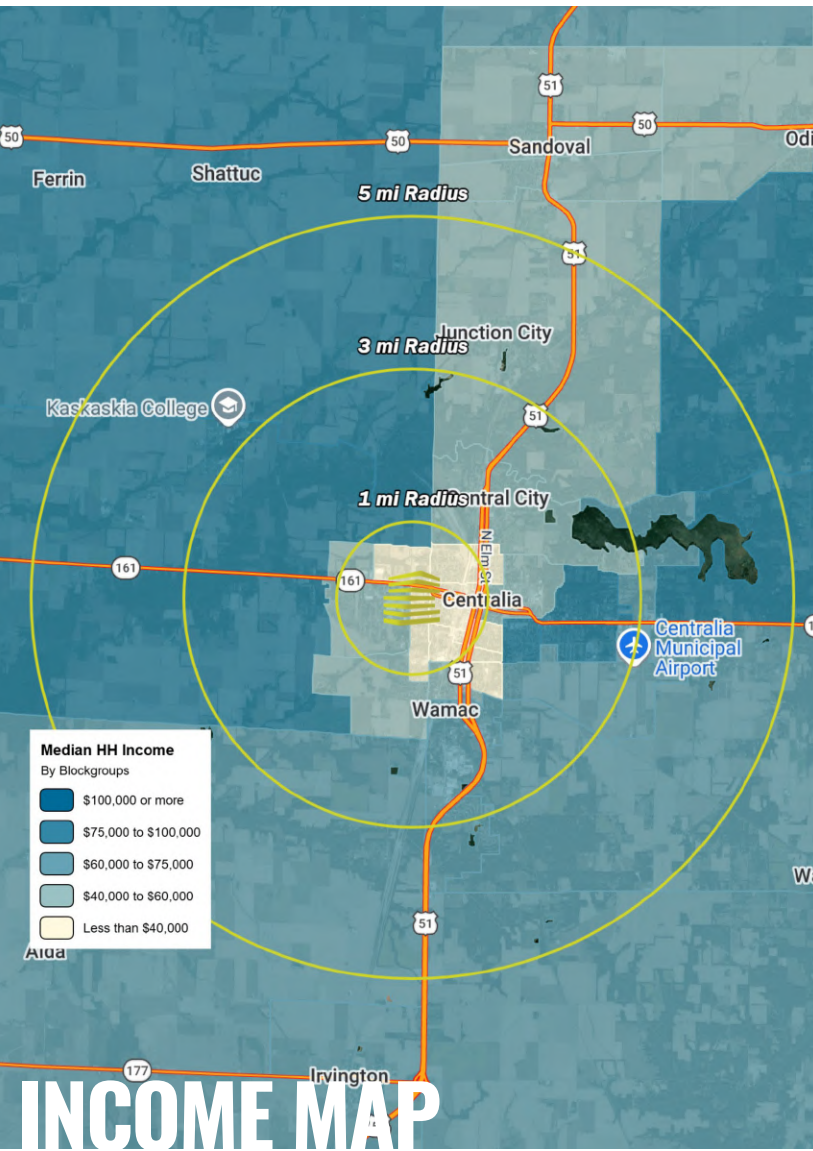
## NEIGHBORHOOD VIBE

JOE LODES

314.818.1564 (OFFICE)  
314.852.8234 (MOBILE)  
Joe@LocationCRE.com

MIKE PETTIT

314.818.1550 (OFFICE)  
636.288.5412 (MOBILE)  
Mike@LocationCRE.com



### TRADE AREA OVERVIEW

CENTRALIA IS STRATEGICALLY LOCATED IN SOUTH-CENTRAL ILLINOIS AT THE CROSSROADS OF FOUR COUNTIES — CLINTON, JEFFERSON, MARION, AND WASHINGTON — APPROXIMATELY 60 MILES EAST OF ST. LOUIS WITH DIRECT ACCESS TO INTERSTATE 57, INTERSTATE 64, AND U.S. ROUTE 51. THE CITY'S POPULATION OF APPROXIMATELY 11,800 IS SUPPORTED BY A STABLE, DIVERSE EMPLOYMENT BASE ANCHORED BY SSM HEALTH ST. MARY'S HOSPITAL, KASKASKIA COLLEGE, THE CENTRALIA CORRECTIONAL CENTER, AND MAJOR MANUFACTURERS INCLUDING BAYER, SWAN SURFACES, AND GRAPHIC PACKAGING.

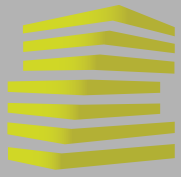
THE TRADE AREA'S TOP INDUSTRIES ARE HEALTH CARE, MANUFACTURING, AND RETAIL TRADE, WITH THE BROADER MARKET SUPPORTING OVER 6,500 JOBS AND AN ANNUAL PAYROLL EXCEEDING \$300 MILLION. 750 W BROADWAY SITS ALONG CENTRALIA'S PRIMARY COMMERCIAL CORRIDOR ON U.S. ROUTE 51, CO-ANCHORED BY WALMART, OFFERING STRONG TRAFFIC VISIBILITY AND A LOYAL, EVERYDAY CONSUMER BASE. WITH LIMITED SPECIALTY RETAIL OPTIONS IN THE MARKET AND ACTIVE RECRUITMENT SUPPORT FROM THE CENTRALIA CHAMBER OF COMMERCE, THE SITE REPRESENTS A COMPELLING FOOTHOLD IN SOUTHERN ILLINOIS.

### DEMOGRAPHICS

|                      | 1 mile   | 3 mile   | 5 mile   |
|----------------------|----------|----------|----------|
| <b>POPULATION</b>    | 4,280    | 16,416   | 19,163   |
| <b>HOUSEHOLDS</b>    | 1,795    | 6,521    | 7,604    |
| <b>EMPLOYEES</b>     | 2,849    | 7,039    | 7,639    |
| <b>MED HH INCOME</b> | \$36,473 | \$50,973 | \$53,361 |

### AREA RETAIL | RESTAURANTS





# 750 W BROADWAY

## SITE & DETAILS

JOE LODES

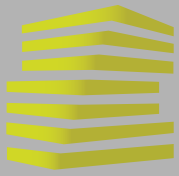
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- SHARES INTERSECTION WITH 5<sup>TH</sup> MOST TRAFFICKED SONIC IN THE STATE OF IL OUT OF 50 LOCATIONS
- SITUATED DIAGONALLY FROM A TOP 5% TACO BELL BY VISITS IN THE ENTIRE U.S. AND STATE OF IL
- SIGNALIZED CORNER SHARED WITH GROCERY ANCHORED CENTER
- LARGE PYLON SIGN
- 3,827 SF BUILDING ON 0.75 AC
- CONTACT BROKER FOR PRICING



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## MARKET AERIAL

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