

LEASE

Drive Thru Restaurant Opportunity

510 W CEMETERY AVE

Chenoa, IL 61726

PRESENTED BY:

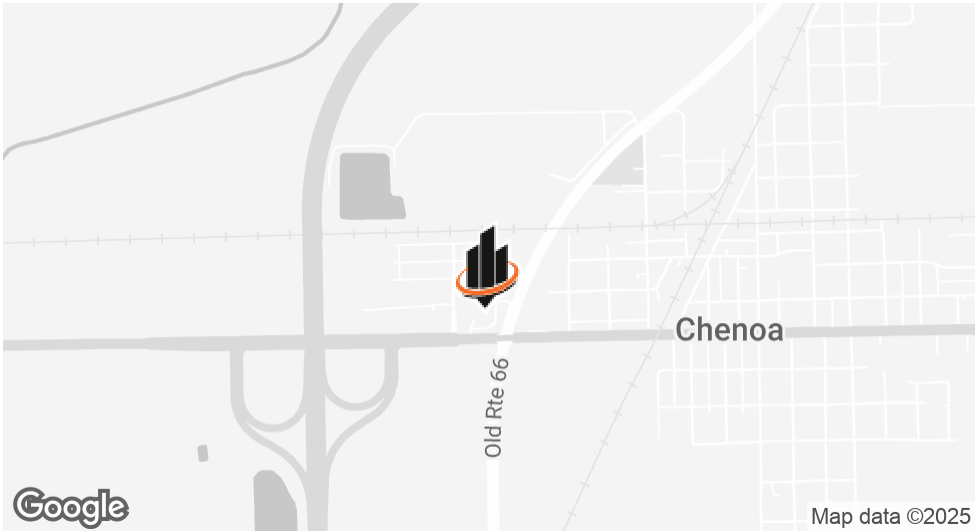
CARRIE TINUCCI-TROLL

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (MG)
NUMBER OF UNITS:	2
AVAILABLE SF:	2,376 SF
LOT SIZE:	3.73 Acres
BUILDING SIZE:	6,336 SF

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PROPERTY DESCRIPTION

Prime opportunity to launch your restaurant concept in a high visibility location! This blank-slate, 2,376 SF restaurant or retail setting features drive-thru capabilities and is directly attached to an operating gas station/truck stop, open 24/7 and offering both gaming and shower facilities. The property, situated along the iconic Route 66 and just off Interstate 55 at the Chenoa exit, offers maximum exposure and accessibility, with over 23,000 vehicles traveling the interstate daily. Whether you're dreaming of a quick-service concept, coffee shop, or local diner, this space is ready for your vision.

PROPERTY HIGHLIGHTS

- Situated along Route 66 & just off Interstate 55
- Prime opportunity for a quick service concept

INTERIOR PHOTOS



CARRIE TINUCCI-TROLL

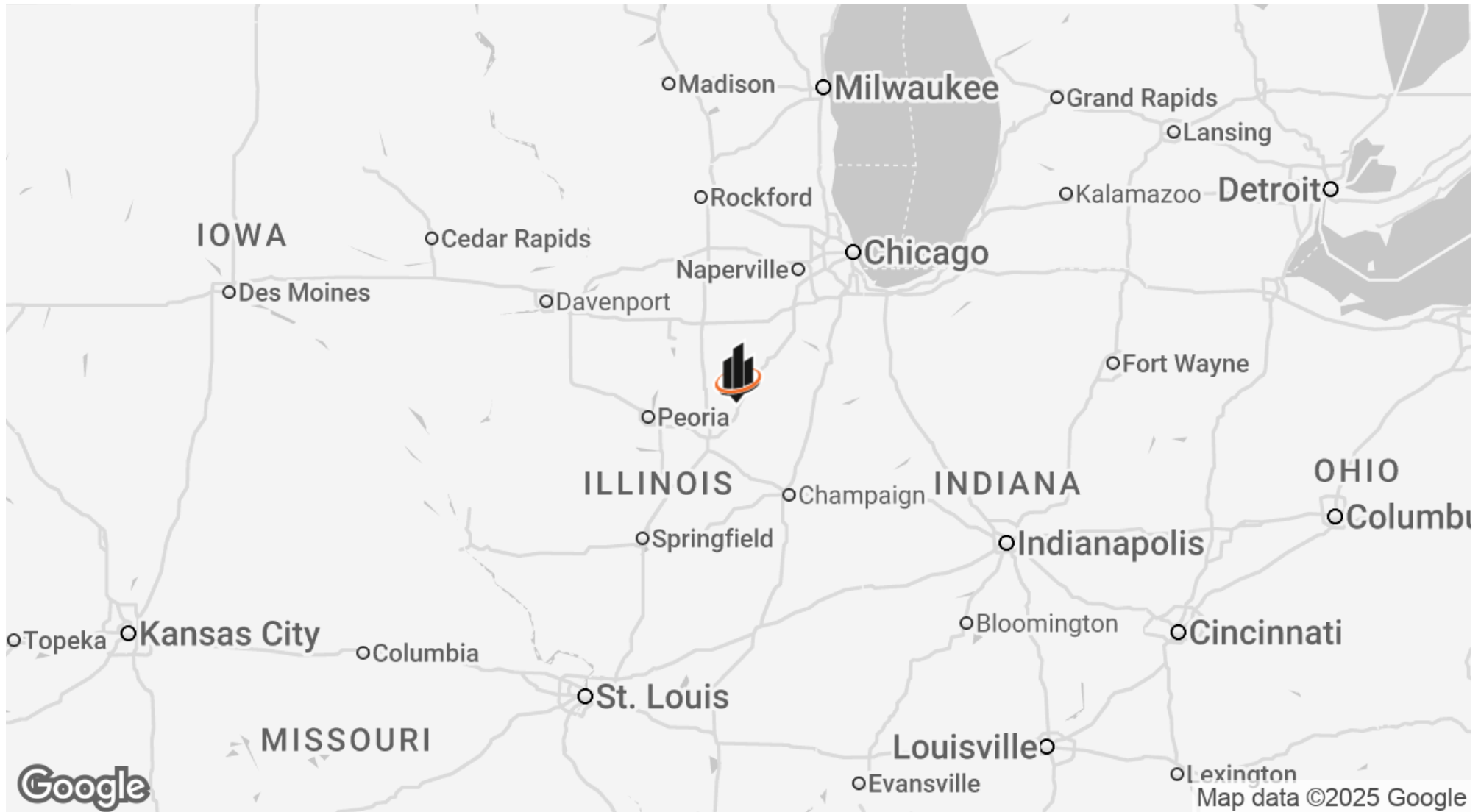
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DRIVE THRU RESTAURANT OPPORTUNITY | 510 W Cemetery Ave Chenoa, IL 61726

SVN | CORE 3 3

LOCATION MAP



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RETAILER MAP



AREA ANALYTICS

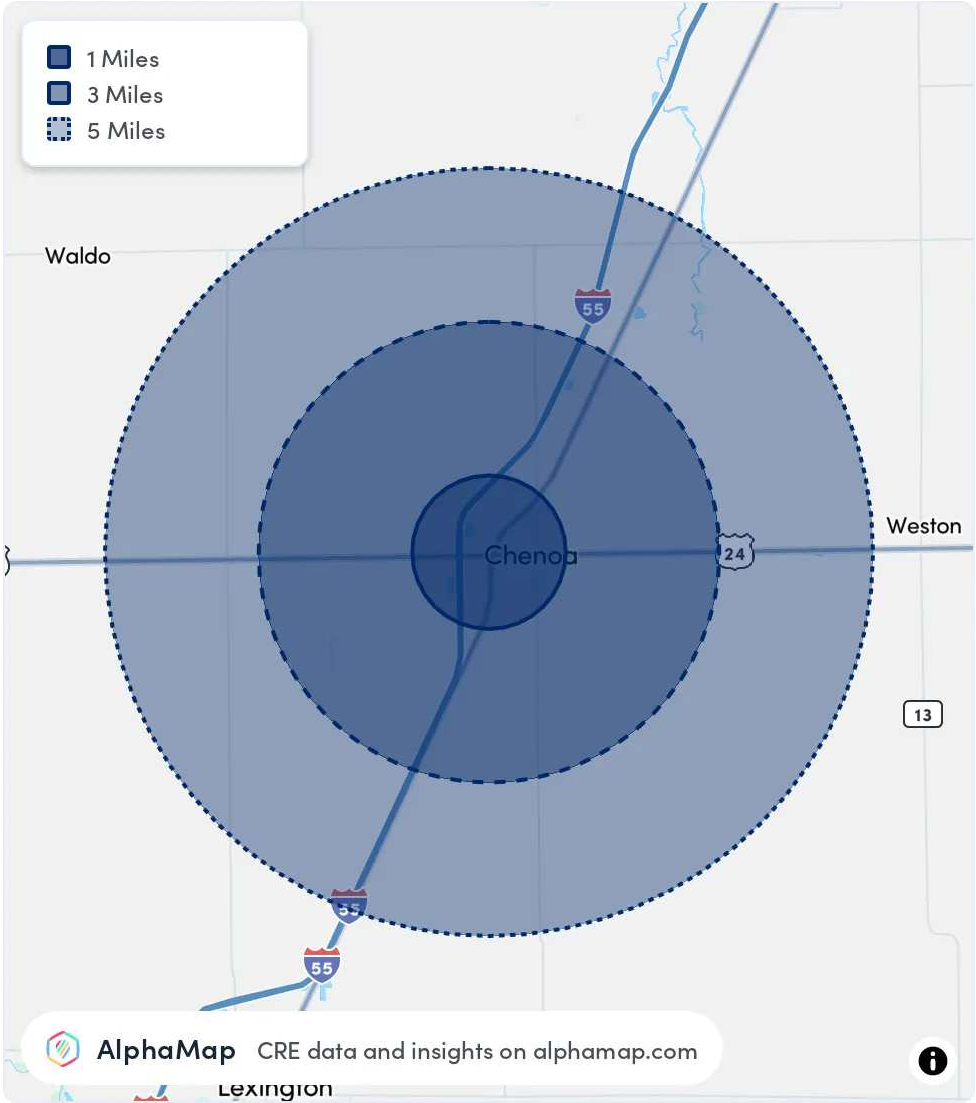
POPULATION1 MILE3 MILES5 MILES

TOTAL POPULATION	1,333	1,846	2,279
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	40	40	41
AVERAGE AGE (FEMALE)	43	43	43

HOUSEHOLD & INCOME1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	573	791	962
PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$86,552	\$87,344	\$94,540
AVERAGE HOUSE VALUE	\$180,311	\$191,700	\$215,845
PER CAPITA INCOME	\$37,631	\$37,975	\$39,391

Map and demographics data derived from AlphaMap



CARRIE TINUCCI-TROLL

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ADVISOR BIO



CARRIE TINUCCI-TROLL

Advisor

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Direct: 309.590.7900 x383 | Cell: 331.452.6860

PROFESSIONAL BACKGROUND

Carrie Tinucci-Troll serves as an Advisor for SVN | Core 3 in Bloomington, IL. She works with business owners and investors in selling, purchasing, and leasing commercial property in the Central Illinois market.

Carrie's past work experience includes over 12 years in the education field, teaching Spanish at the elementary level. With her strong educational background, Carrie can apply many of the skills she used in the classroom to the real estate world. She is organized, friendly, hard-working, and determined to meet her client's needs.

After obtaining her real estate license in the spring of 2015, Carrie took an interest in the residential world, working with buyers and sellers. After transitioning to the commercial real estate field upon joining SVN Core 3 in the summer of 2020, Carrie now specializes in office, multifamily, retail, and land sales, leasing, and tenant representation.

Carrie is a member of the Mid Illinois Realtors Association, serving on multiple committees, as well as their Board of Directors. She also volunteers regularly with her local Kiwanis chapter, serving as the club's Secretary. Carrie is also involved with Child Protection Network, where she will serve as a Board Member. Carrie is in the process of obtaining her CCIM designation and was also a recipient of the Crexi Platinum Broker Award in 2022.

MEMBERSHIPS

- Mid Illinois Realtors Association
- National Association of Realtors
- Kiwanis International

SVN | Core 3
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