



FOR **SALE** RETAIL  
PROPERTY



1011 N. 13th St.  
Decatur, IN 46733

# 7,198 SF Turnkey Restaurant On Hard Corner

## About The Property

- 3.4 Acre lighted hard corner site with 290' of frontage along busy US 27
- Nostalgic restaurant in the heart of Decatur
- Ideal for restaurant, retail, or redevelopment
- Fully furnished/turnkey restaurant with equipment and fixtures
- 2 Walk-in coolers, 1 walk-in freezer, and 1 walk-in cooler/freezer combo
- Sale Price: \$995,000 (\$138.23/SF)



**the**  
**Zacher**  
company

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# PROPERTY INFORMATION

## 7,198 SF TURNKEY RESTAURANT ON HARD CORNER

### BUILDING LOCATION/SIZE/ZONING

Street Address	1011 N. 13th St.
City, State, Zip	Decatur, IN 46733
Total Building Size	7,198 SF
Site Acreage	3.4 Acres
Zoning	C-2/General Commercial

### PRICE/AVAILABILITY

Sale Price	\$995,000.00
Sale Price/SF	\$138.23
Available	Immediately

### BUILDING DATA

Date of Construction	1976
Type of Construction	Wood Frame
Roof	Pitched shingle/Membrane
Sprinklered	Yes
Restrooms	2 Public/2 Employee

### UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Decatur

### POPULATION DEMOGRAPHICS

3 Miles	12,293
5 Miles	14,627
10 Miles	27,726

### EQUIPMENT & FIXTURES

Water softener systems  
Dual 14' kitchen hood system  
Multiple griddles, grills, fryers, and steamers  
Dessert display case  
Ice-cream freezer and dessert bar  
Salad bar  
Bread and soup buffet bar  
Meat carving gas heat bar  
Dishwashing station with ventilation (leased)  
Multiple hand washing sinks and 3-bay sinks  
Grease trap  
Walk-in cooler  
Walk-in freezer and cooler combo  
Walk-in beer cooler (external, new compressor)  
Chest freezer  
Fountain drink stations (2) with CO2 lines

### PROPERTY TAXES

Parcel Number	01-02-33-200-111.000-014
	01-02-34-200-007.000-014
Assessment: Land	\$161,500
Improvements	\$274,200
Total Assessment	\$435,700
Annual Taxes	\$13,299 (\$1.85/SF)
Tax Year	2024 Payable 2025



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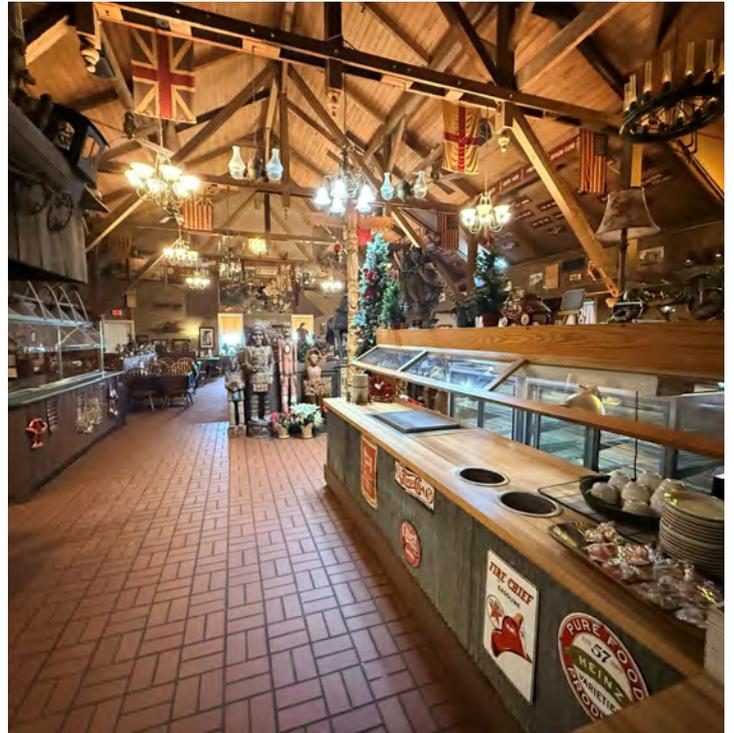
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# ADDITIONAL PHOTOS

## 7,198 SF TURNKEY RESTAURANT ON HARD CORNER



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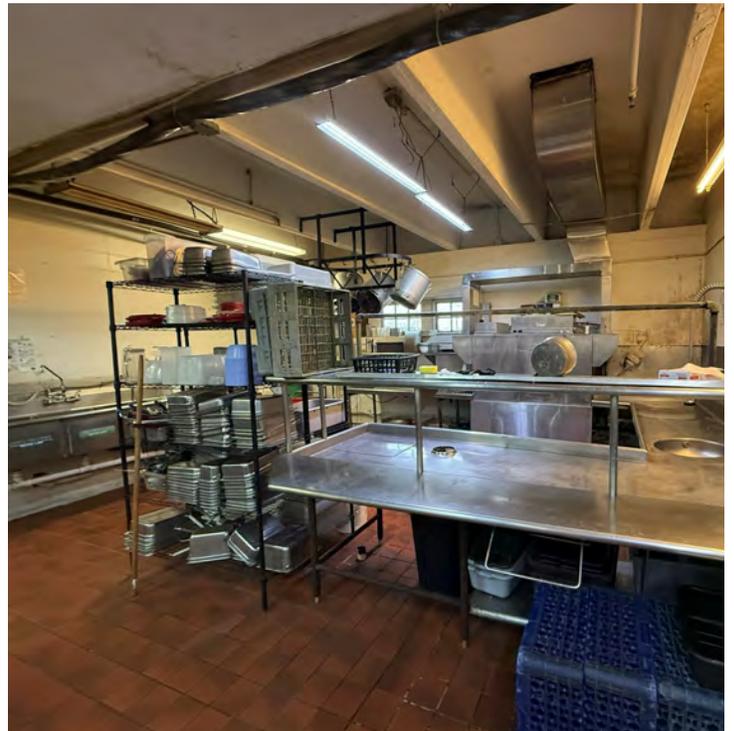
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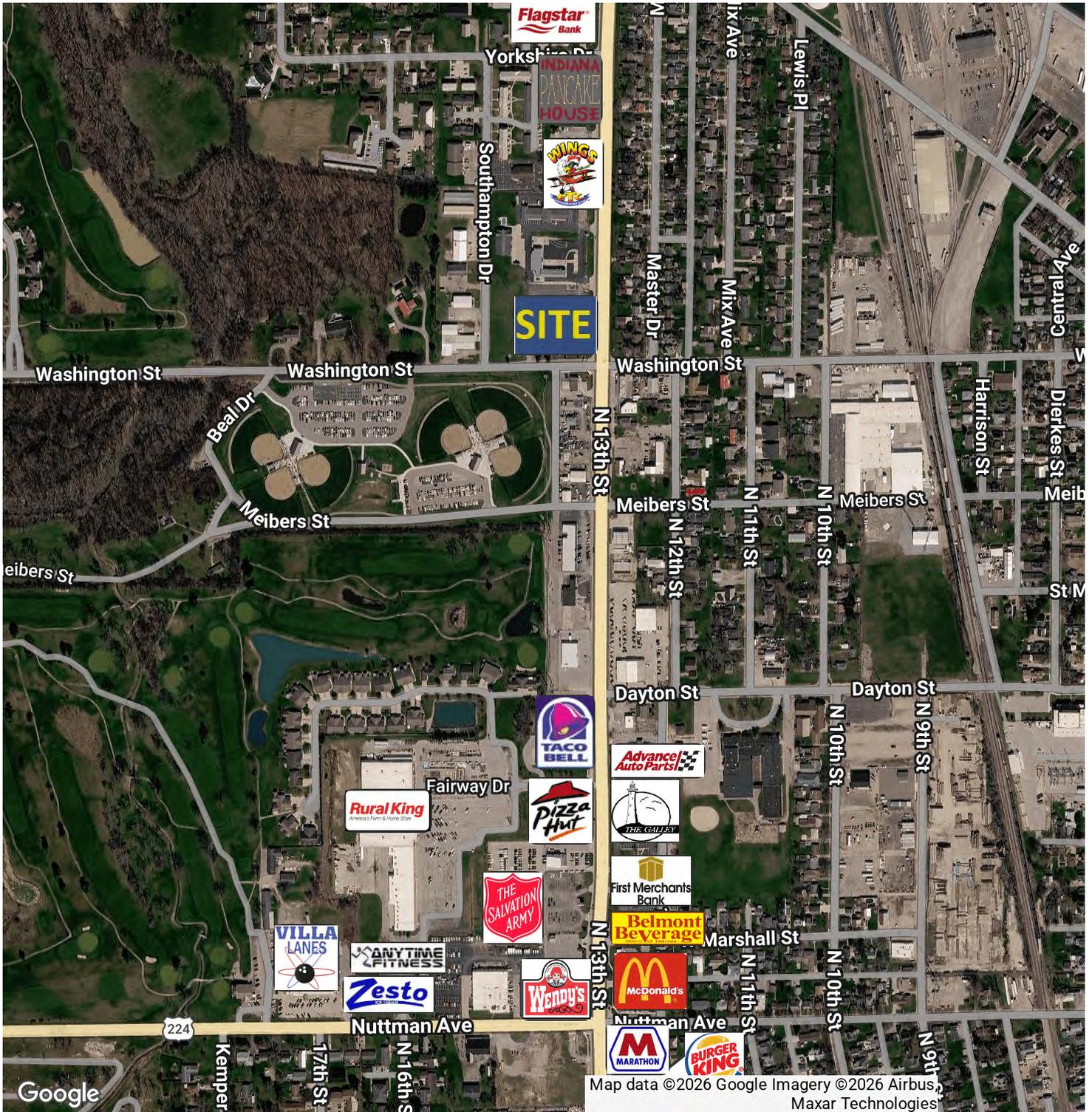
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# RETAILER MAP

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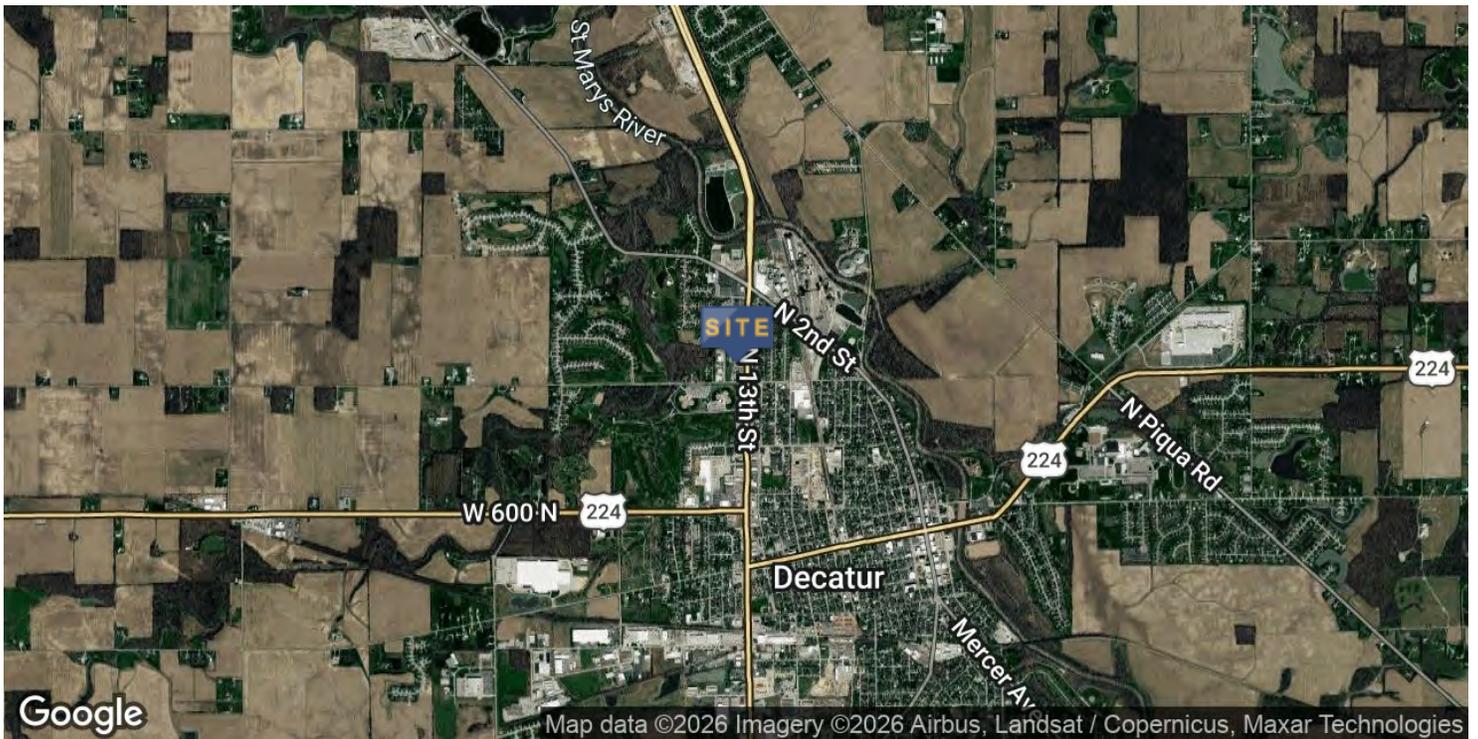
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# LOCATION MAP

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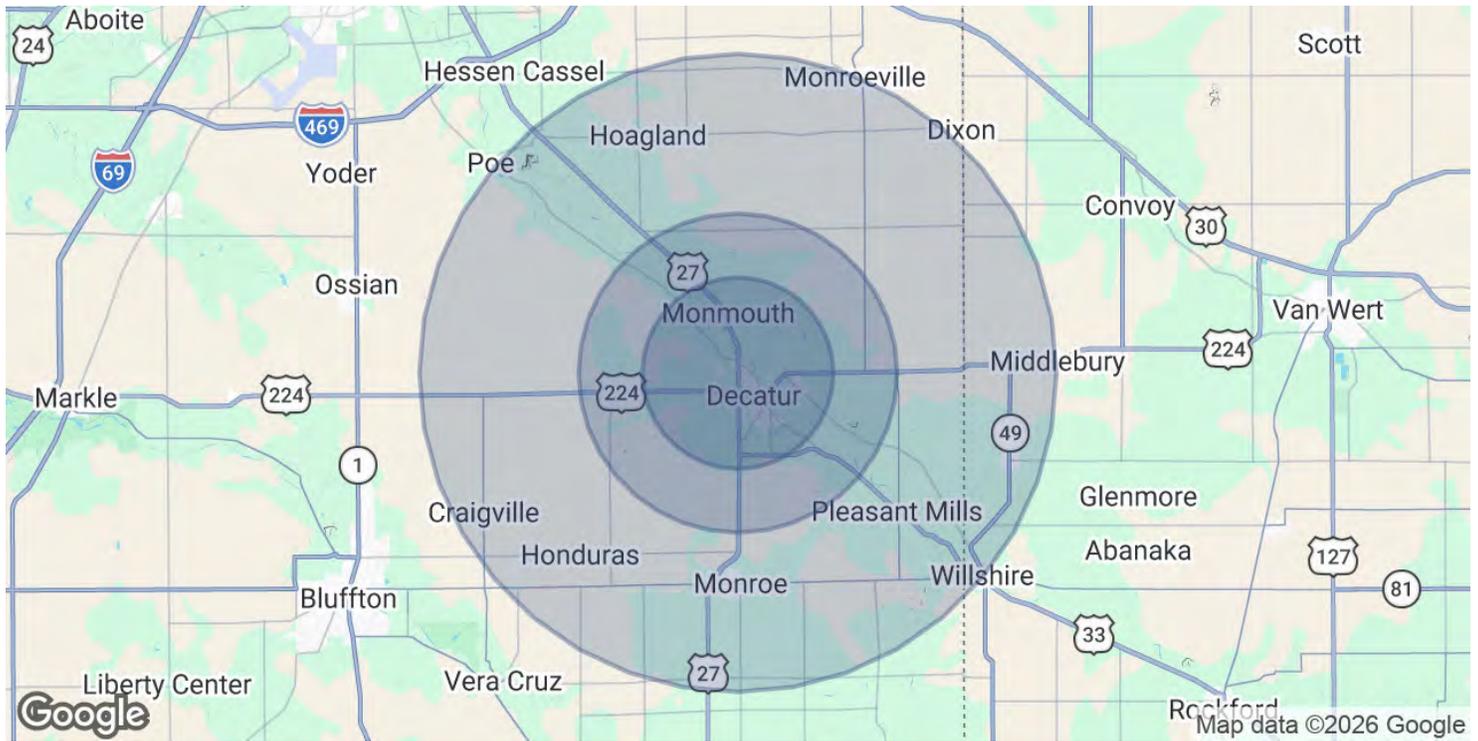
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# DEMOGRAPHICS MAP & REPORT

## 7,198 SF TURNKEY RESTAURANT ON HARD CORNER



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,293	14,627	27,726
Average Age	41	41	39
Average Age (Male)	40	40	38
Average Age (Female)	43	43	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,217	6,067	10,408
# of Persons per HH	2.4	2.4	2.7
Average HH Income	\$68,513	\$73,088	\$84,286
Average House Value	\$177,281	\$190,239	\$225,681

Demographics data derived from AlphaMap



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