



**LEASE**  
**Restaurant Opportunity**

**202 E CENTER ST**

Le Roy, IL 61752

**PRESENTED BY:**

**JILL SPRATT**

O: 309.590.7900 x302

jill.spratt@svn.com

## PROPERTY SUMMARY



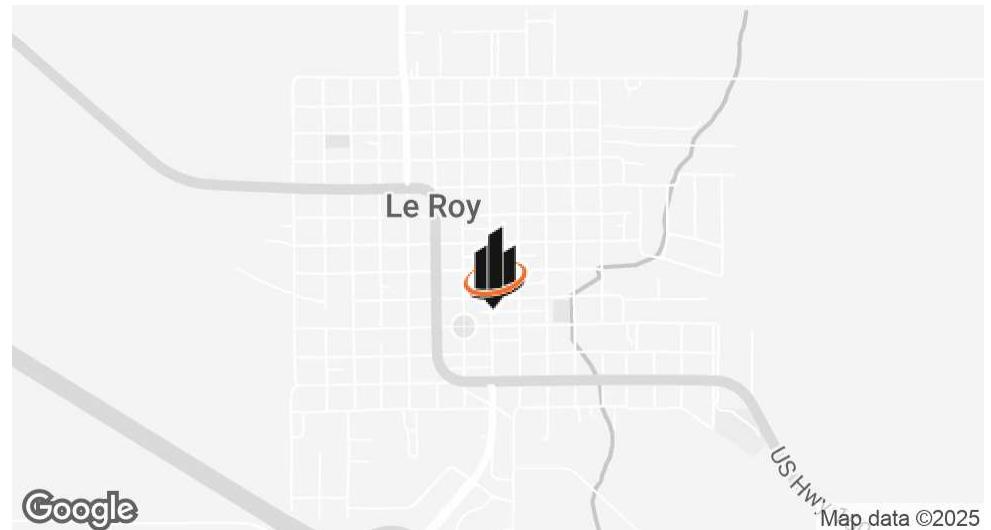
### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$15.00 per square foot
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	2,323 SF

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### PROPERTY DESCRIPTION

Welcome to the heart of small-town charm! Nestled in the historic LeRoy Commercial Historic District, this beautifully maintained downtown property is a rare opportunity for a restaurant operator. With its vintage architecture, walkable streetscape, and true neighborhood feel, this is the kind of place where you know your neighbors, and they know you. The restaurant space spans 2,323 sq. ft. and currently includes a hood (other kitchen equipment not provided). Recent updates add peace of mind: a new roof, new foundation, exterior paint (in progress), new doors/windows, and a brand-new HVAC system on the way. Downtown LeRoy is thriving with local favorites such as Oak & Flame, an upscale bourbon hall voted as one of the area's top spots, and Serene and Silk, a southern-style boutique right across the street. You'll also find hair salons, a barber, pharmacy, photographer, an event venue, and more—all adding to the energy of this growing district. What's missing? A great restaurant to complete the mix. This is a fantastic opportunity to bring your vision to life and be part of LeRoy's vibrant downtown story!

## ADDITIONAL PHOTOS



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## LOCATION MAP

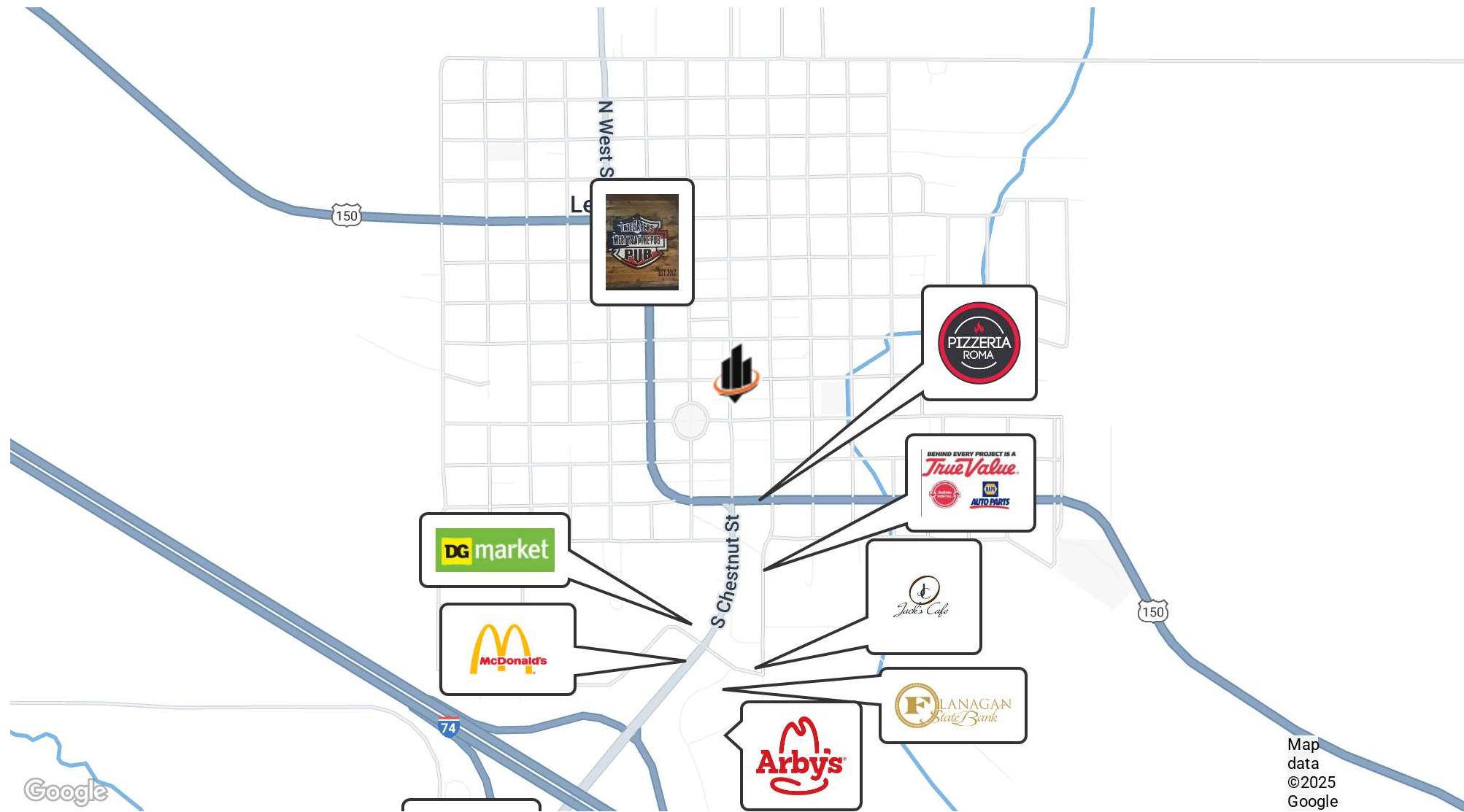


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## RETAILER MAP



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## MEET THE ADVISOR



### JILL SPRATT

Advisor

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Direct: **309.590.7900 x302** | Cell: **217.722.3584**

### PROFESSIONAL BACKGROUND

Jill was born in Illinois and has lived in Central Illinois most of her life. She also lived in Oregon for 10 years during her school years. Jill has over 25 years of experience with client relations, customer service, leadership, event planning, and project management. She is a problem solver, effective communicator, relationship builder, and has strong interpersonal skills.

Before working at SVN Core 3, Jill had the experience of working with the SVN Core 3 team firsthand through her former employer. She explains, "The company I worked for moved to a new commercial building, and the new space required an extensive renovation." Jill got to know the team well during this time and said, "The professionalism, efficiency, and attention to detail that the team upheld throughout the entirety of the project was top-notch."

Because of the lasting impression SVN Core 3 made on Jill, she joined the team as a Commercial Property Manager in February of 2020.

Jill's favorite part of her position is the long-term relationships she builds with tenants, owners, and clients. She also enjoys the search for the perfect property fit for her clients. In addition to her role as our Commercial Property Manager, Jill is a licensed Real Estate Broker with a primary focus on Industrial and Land.

Jill and her husband Bob together have 3 children. They enjoy spending time with family, friends and their yellow lab Bonnie.

**SVN | Core 3**  
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