

TURNKEY BAR / RESTAURANT IN THE HEART OF MARION'S HOTEL & ENTERTAINMENT DISTRICT

2700 17TH STREET // MARION, ILLINOIS



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FAST FACTS

BUILDING SIZE	+/- 7,136 SF
PARCEL SIZE	1.21 AC
PARKING	+/- 110 SPACES
PARCEL #	06-10-400-033
R.E. TAXES	\$34,127.30
SEATS	255
COUNTY	WILLIAMSON
YEAR BUILT	2005
ZONING	C-2 (HWY COMM.) MARION HEIGHTS TIF DISTRICT

KEY METRICS

5-mile radius

28,139
POPULATION

\$223M

ANNUAL TOURISM REVENUE
[WILLIAMSON COUNTY]

1,558
HOTEL ROOMS

HIGHLIGHTS

- Turnkey 7,100+ SF. bar and restaurant space situated on a 1.2-acre lot at a stoplight corner surrounded by hotel and entertainment traffic drivers
 - Unrivaled visibility and access, positioned just off the Hill Street interchange from I-57 with 40,000+ vehicles passing daily and 675 hotel rooms within walking distance.
 - Unmatched prime location on “The Hill”—the heart of Thrillville, Southern Illinois’ fastest-growing sports, entertainment, and commercial district.
 - Designed for revenue growth, offering 255 seats, a high-demand private dining room, and a drive-thru that previously generated 35% of total sales
 - Comprehensive, ready-to-operate package—includes building, 1.2 acres of land with abundant parking, equipment, furniture, and fixtures.
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AERIAL

OASIS
SPORTS



amc

Fieldhouse



target

**THRILLVILLE
DEVELOPMENT**
[DETAILS ON NEXT PAGE]

Dillard's

Walmart

Comfort Inn

Rainfield



MENARDS

RED LOBSTER

Charleys

Hampton

ihop

Culver's

WDeYoungSt

POPEYES

TEXAS

The Hill Ave

The Hill Ave

13

Olive Garden

Chick-fil-A

Applebees

DRURY HOTELS

Bob Evans

Panera

BURGER KING

Krispy Kreme

Leaky Roadhouse

Freddy's

WDeYoungSt

Halfway Rd

TACO BELL

SONIC

PIZZA EXPRESS

sam's club

McDonald's

Super 8

57

13

THRILLHOUSE IS AN 80,000-SQUARE-FOOT FAMILY ENTERTAINMENT CENTER OPENING IN THE OASIS MALL



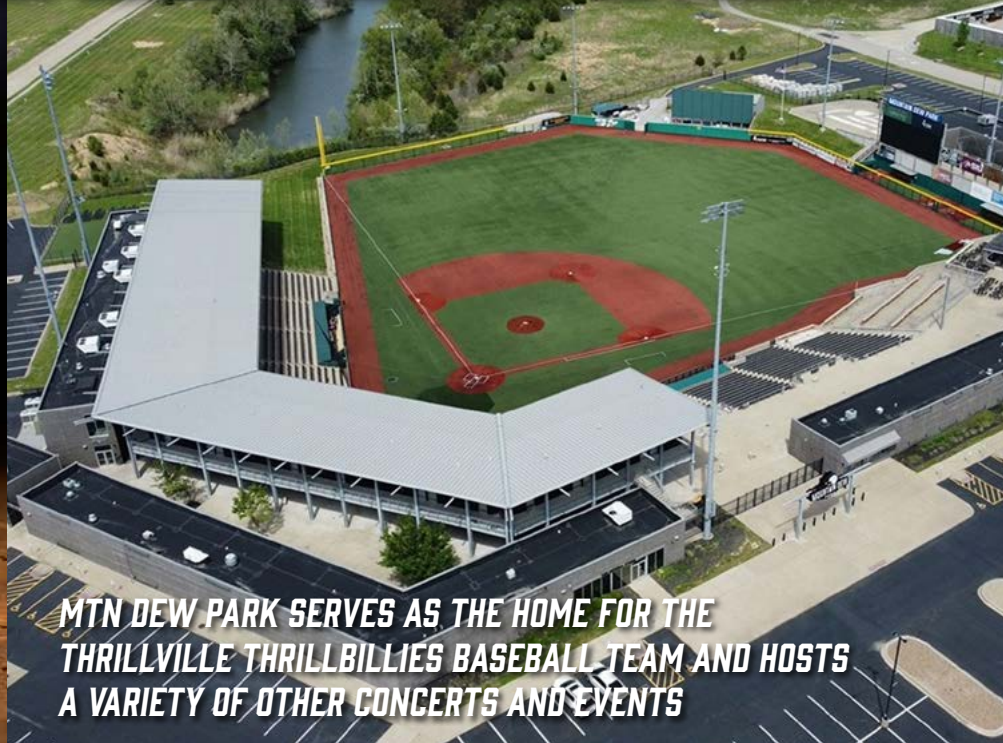
MMTH FIELDHOUSE INCLUDES PUTTING EXPERIENCE, PICKLEBALL AN ELEVATED DRIVING RANGE AND BATTING CAGES



MARION, IL // SOUTHERN ILLINOIS ENTERTAINMENT EPICENTER

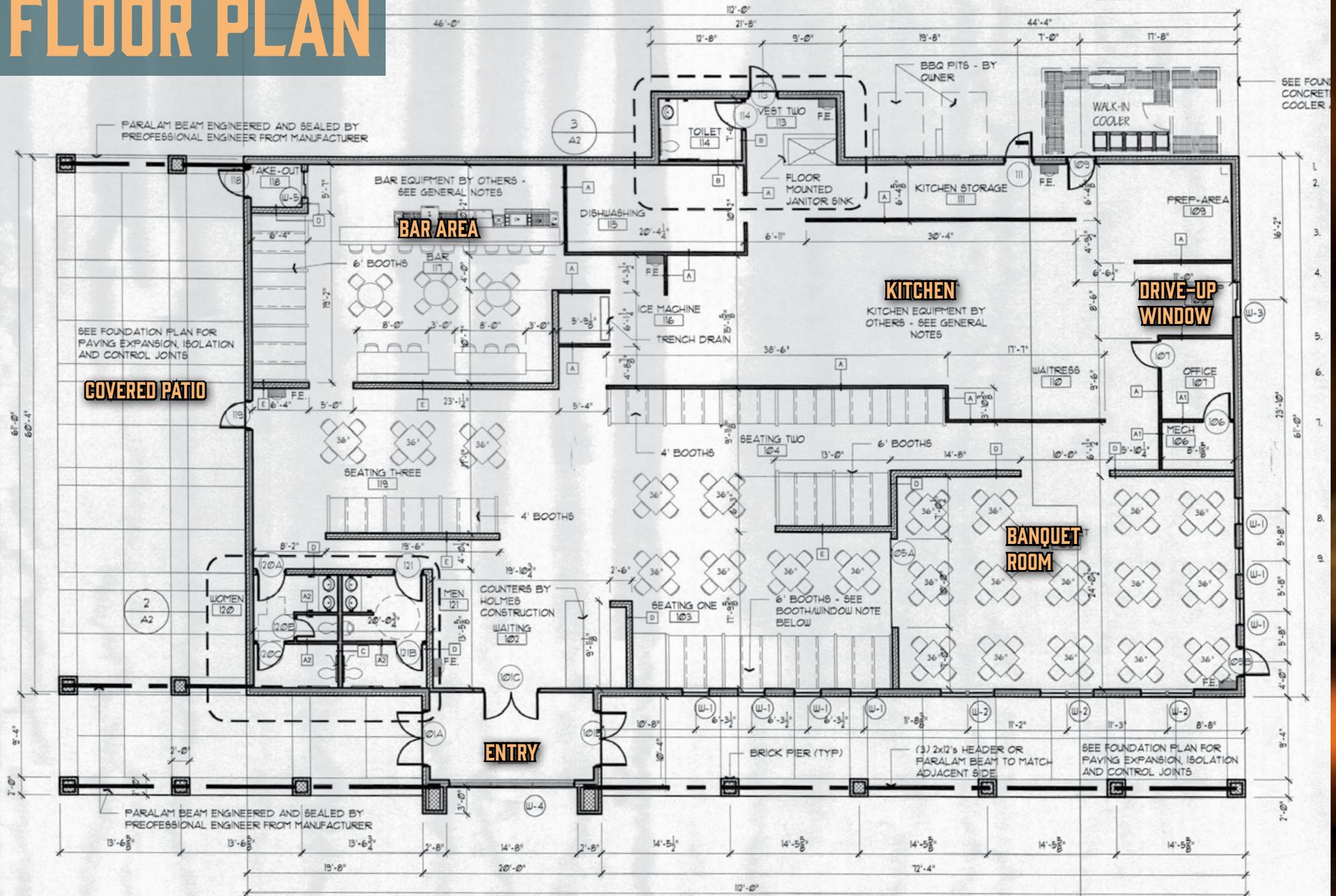


OASIS SPORTS COMPLEX FEATURES ALL-TURF FIELDS FOR BASEBALL, SOFTBALL, AND SOCCER, ALONG WITH A LARGE INDOOR DOME FOR YEAR-ROUND SPORTS



MTN DEW PARK SERVES AS THE HOME FOR THE THRILLVILLE THRILLBILLIES BASEBALL TEAM AND HOSTS A VARIETY OF OTHER CONCERTS AND EVENTS

FLOOR PLAN



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

BOOTH/WINDOW NOTE:
CENTER WINDOWS ON BOOTHS. PLACE WINDOWS
AFTER SELECTION OF BOOTHS ARE MADE AND
ACTUAL DIMENSIONS OF BOOTHS ARE KNOWN. A
6'-0" WIDE BOOTH WITH 3 1/2" WIDE BACKS HAVE
BEEN SHOWN FOR DESIGN PURPOSES.





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