

FOR SALE

Turn Key Restaurant & Redevelopment Site

1700 FREDRICK LANE

Normal, IL 61761

PRESENTED BY:

JILL SPRATT

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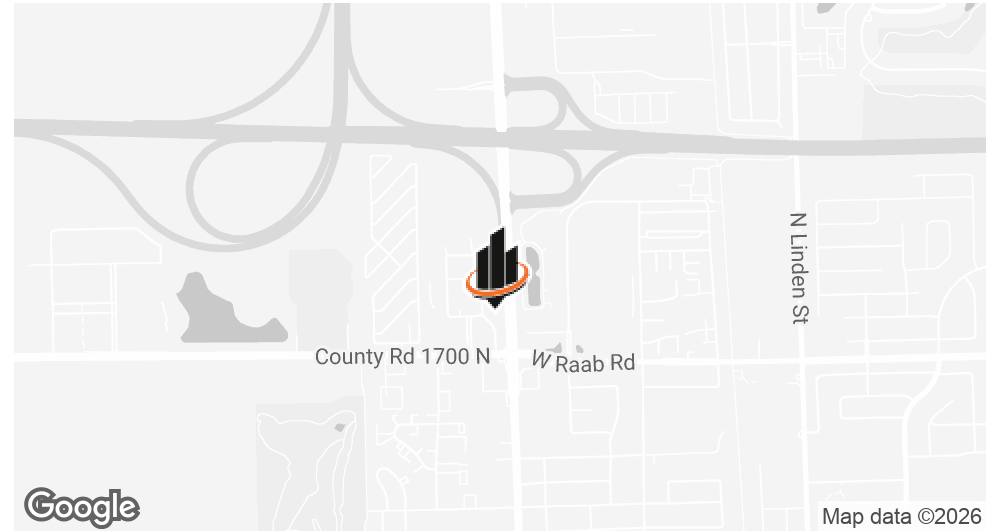
TOM DIBBLE

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$550,000
BUILDING SIZE:	1,883 SF
AVAILABLE SF:	1,883 SF
LOT SIZE:	0.95 Acres
PRICE / SF:	\$292
ZONING:	B-1
APN:	14-16-378-005

PROPERTY OVERVIEW

Turnkey Restaurant + Redevelopment Site. 1700 Fredrick Lane presents a compelling investment opportunity with immediate income potential and significant long-term upside. The property includes a fully operational restaurant and building on a large 0.9-acre parcel in a prime, high-visibility location near the interstate. The site offers strong potential for future redevelopment, expansion, or a larger ground-up project, making this a rare opportunity for an investor seeking both cash flow and land value upside.

This is ideal for an owner-operator or investor seeking a seamless transition. This is a rare opportunity to step into an established operation in a prime commercial setting.

PROPERTY HIGHLIGHTS

- Prime high-visibility location near the interstate offering immediate income and strong traffic exposure
- Close Proximity to Interstates
- Rare opportunity combining current cash flow with future redevelopment upside.

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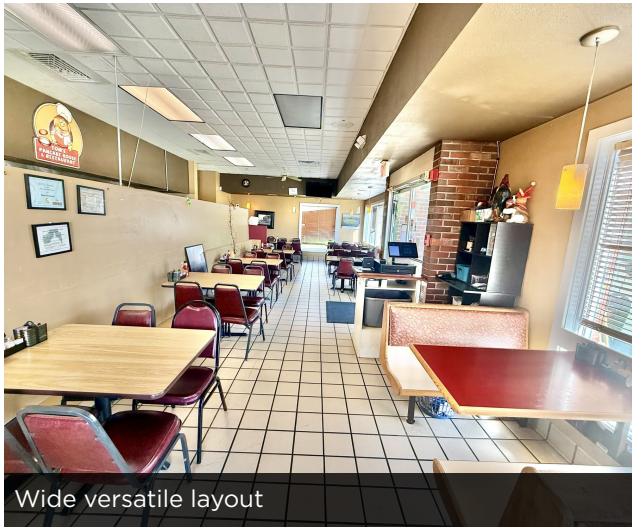
ADDITIONAL PHOTOS



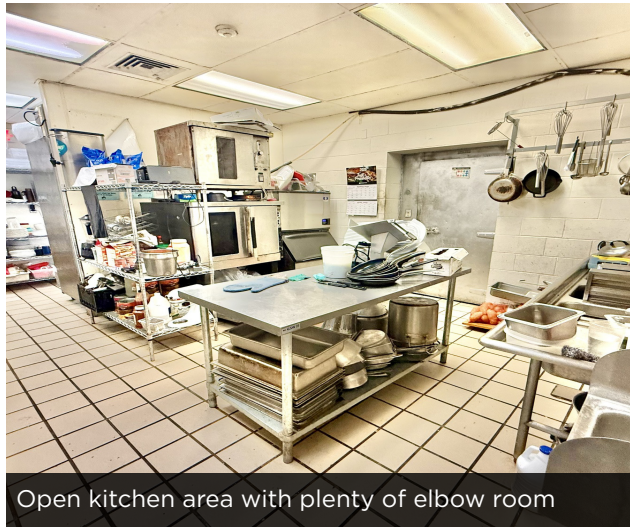
Massive lot with endless potential



.95 acres with a corner lot



Wide versatile layout



Open kitchen area with plenty of elbow room



Cozy seating areas

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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

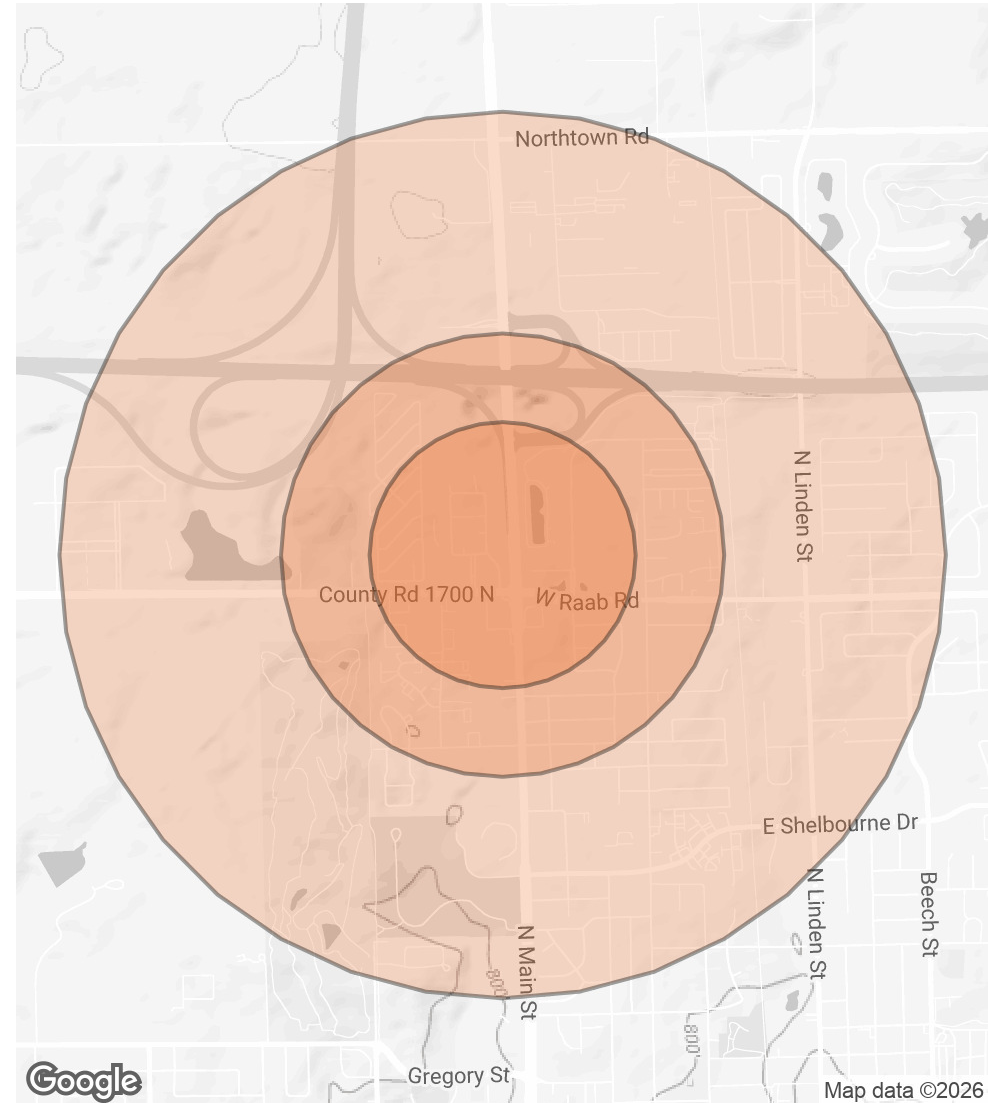
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	444	3,309	8,494
AVERAGE AGE	33	32	34
AVERAGE AGE (MALE)	32	31	33
AVERAGE AGE (FEMALE)	33	33	35

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	200	1,333	3,380
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$83,596	\$67,333	\$80,929
AVERAGE HOUSE VALUE	\$238,453	\$210,323	\$215,548

Demographics data derived from AlphaMap



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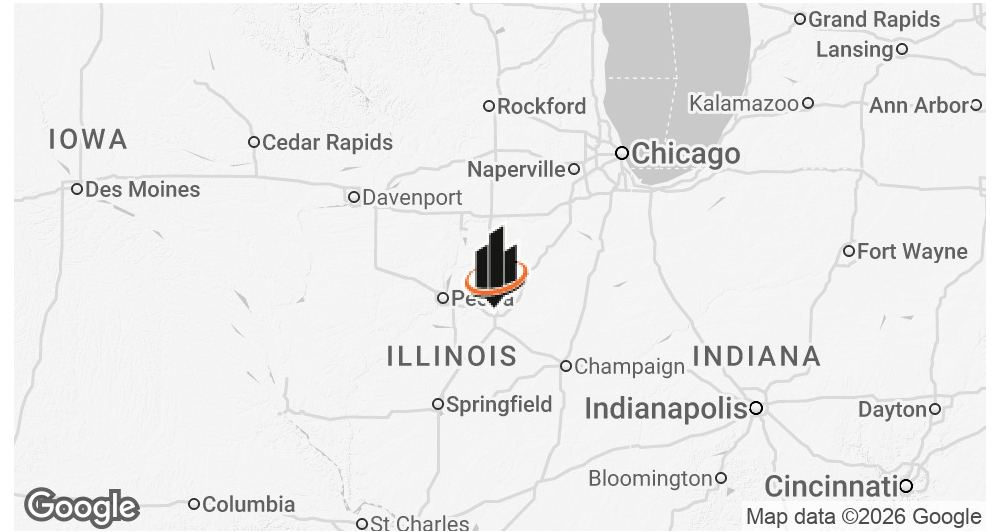
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CITY INFORMATION - BLOOMINGTON-NORMAL

BLOOMINGTON-NORMAL, IL

- **Prime Location:** Situated in the heart of Central Illinois, Bloomington-Normal is ideally located within a few hours' drive of major cities including Chicago, St. Louis, Indianapolis, and the state capital, Springfield.
- **Innovative Manufacturing:** Rivian's 3.3 million square foot manufacturing campus is located in Normal, IL. This cutting-edge facility is a key player in the production of electric vehicles, positioning the area as a leader in the green economy.
- **Population:** The combined population of the "Twin Cities" stands at around 130,000, offering a vibrant community with a small-town feel and big-city amenities.
- **Insurance Industry Leaders:** Bloomington is proud to host two national insurance hubs—State Farm, one of the largest insurance companies in the U.S., and Country Financial, both of which have their headquarters here.
- **Educational Institutions:** The area is home to three renowned educational institutions—Illinois State University, Illinois Wesleyan University, and Heartland Community College—providing a highly educated workforce and contributing to the region's vibrant cultural scene.



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MEET THE TEAM



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