

224 2ND STREET

HANNA CITY, IL 61536



PROPERTY DESCRIPTION

The Hanna City Coffee Can and Ice Cream is an operating, fully equipped turnkey café, coffee shop and ice cream shop, serving the western part of Peoria County on Illinois Route 116 in Hanna City, IL.

The Hanna City Coffee Can serves coffee, tea, energy drinks, breakfast, fresh pastries, lunch, and ice cream. Delicious breakfast & lunch menu items from breakfast sandwiches and avocado toast to yogurt parfaits and for lunch, chicken salad croissants to Caesar salads.

All furniture, fixtures, equipment (FF&E), and inventory included

Business sold As-Is

Showings by appointment only

Gross receipts of \$368,854 in 2022 and \$362,929 in 2023

Landlord open to negotiable terms

Agent Interest

OFFERING SUMMARY

| | |
|----------------|----------|
| Sale Price: | N/A |
| Building Size: | 2,208 SF |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 580 | 2,640 | 47,430 |
| Total Population | 1,338 | 7,355 | 113,638 |
| Average HH Income | \$83,665 | \$99,680 | \$78,314 |



TRADERS UNLIMITED

Each office independently owned and operated

3622 N Knoxville Ave
Peoria, IL 61603

800.211.7710

JESSICA BALL
Broker, REALTOR
309.363.2929
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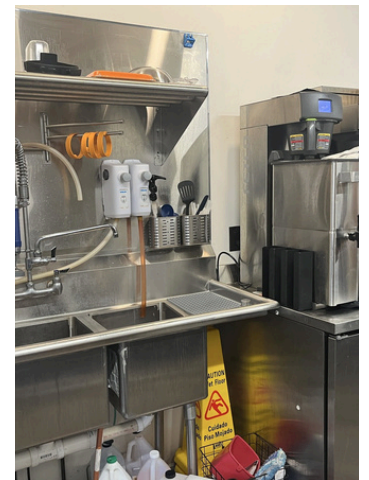
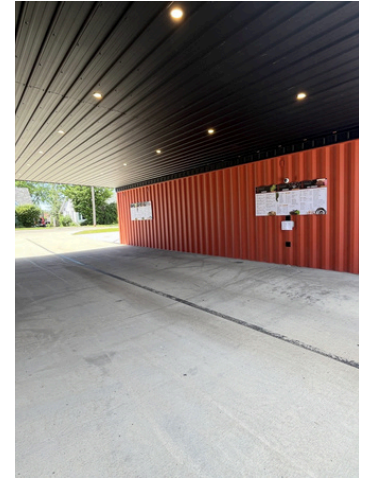
FOR SALE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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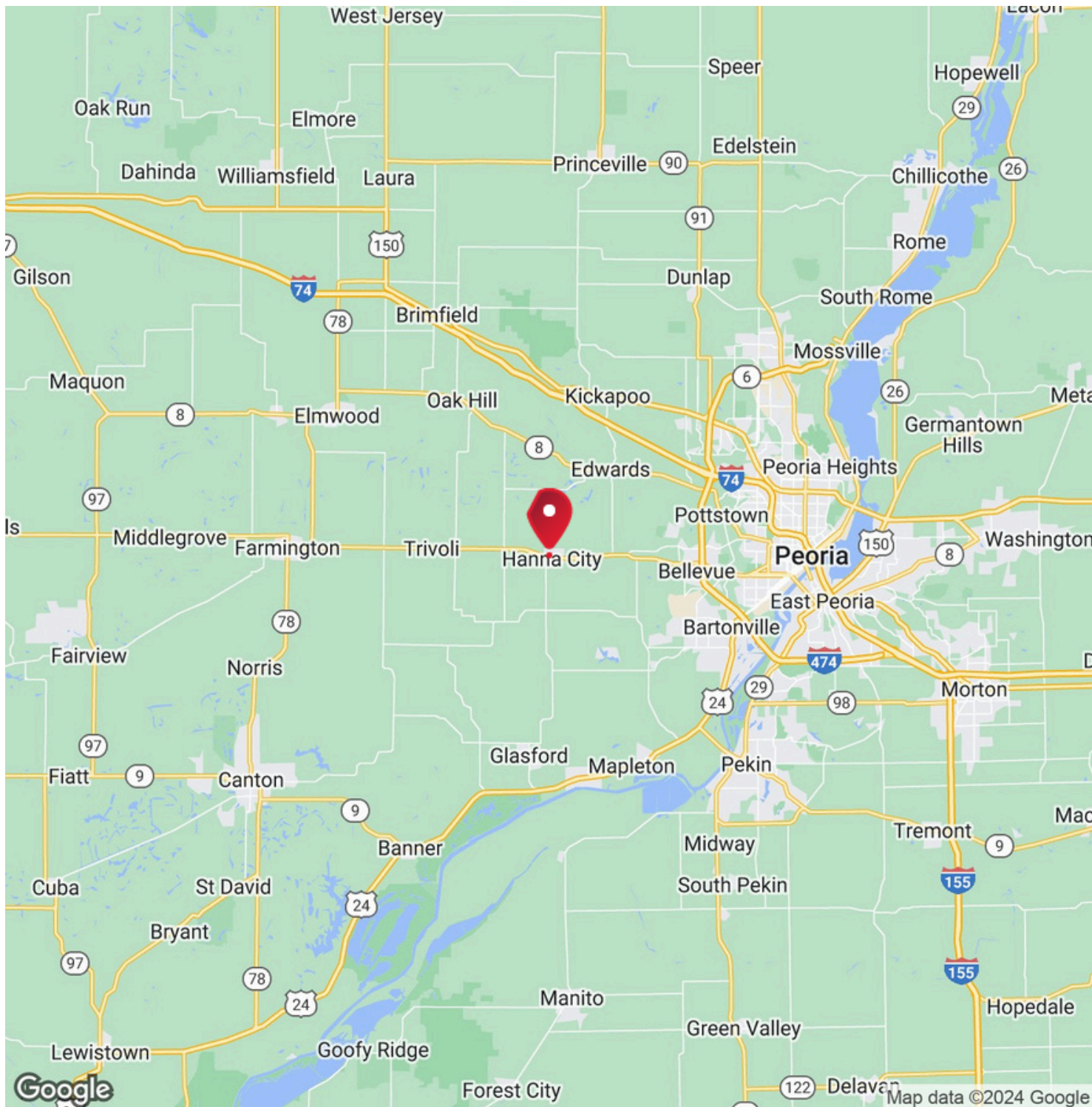
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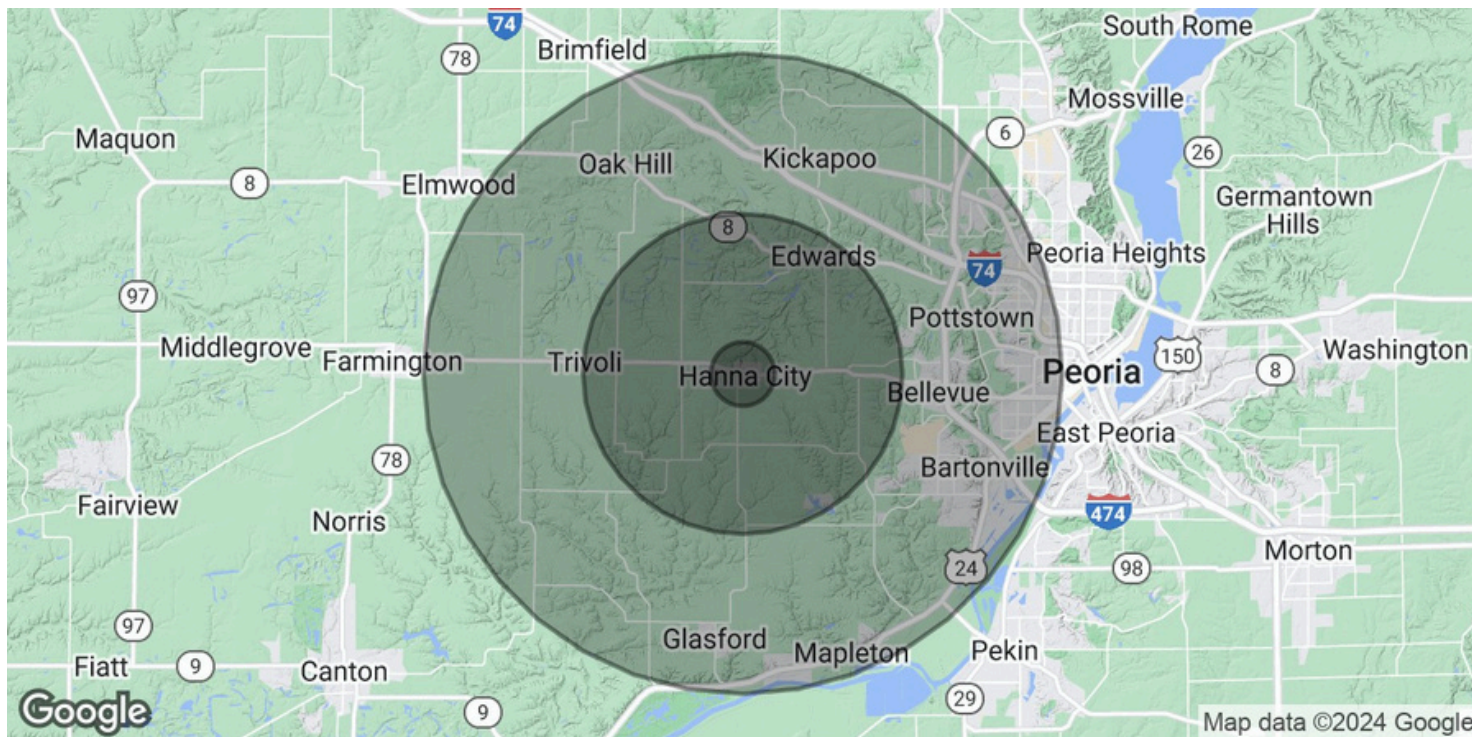
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 1,338 | 7,355 | 113,638 |
| Average Age | 44 | 43 | 40 |
| Average Age (Male) | 43 | 43 | 39 |
| Average Age (Female) | 45 | 43 | 41 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 580 | 2,640 | 47,430 |
| # of Persons per HH | 2.3 | 2.8 | 2.4 |
| Average HH Income | \$83,665 | \$99,680 | \$78,314 |
| Average House Value | \$166,131 | \$206,480 | \$156,839 |

Demographics data derived from AlphaMap



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