

**FOR SALE / LEASE**

**VIEWEG**  
**REAL ESTATE**

## Former National Tenant - Restaurant Redevelopment Opportunity

381 Illinois 121, Bethany, IL 61914



**Cole Babcock**

Commercial Broker

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### PROPERTY DESCRIPTION

Outstanding location on Hwy 121 with excellent visibility and approximately 4,650 vehicles per day (VPD). Previously operated as a national tenant sub shop, this high-traffic property offers an exceptional opportunity for a brand seeking a prominent, accessible site with strong exposure to passing motorists.

All existing equipment remains with the property, providing a turnkey foundation for restaurant, retail, or service use. The interior presents an opportunity for updates and customization to meet brand standards, while the site layout could easily accommodate a drive-through lane—perfect for leveraging the consistent daily traffic along this busy corridor.

The building also features a secondary entrance leading to a separate office or retail space, ideal for additional operations or supplemental income. Lease terms are negotiable, and the owner is open to contract-for-deed options. Motivated seller, secure this prime location for your next successful location!

### OFFERING SUMMARY

Sale Price:	\$249,500
Lease Rate:	Negotiable
Available SF:	480 - 1,886 SF
Lot Size:	12,348 SF
Building Size:	2,366 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	882	3,971	15,879
Total Population	2,120	9,701	38,605
Average HH Income	\$96,597	\$95,002	\$96,914

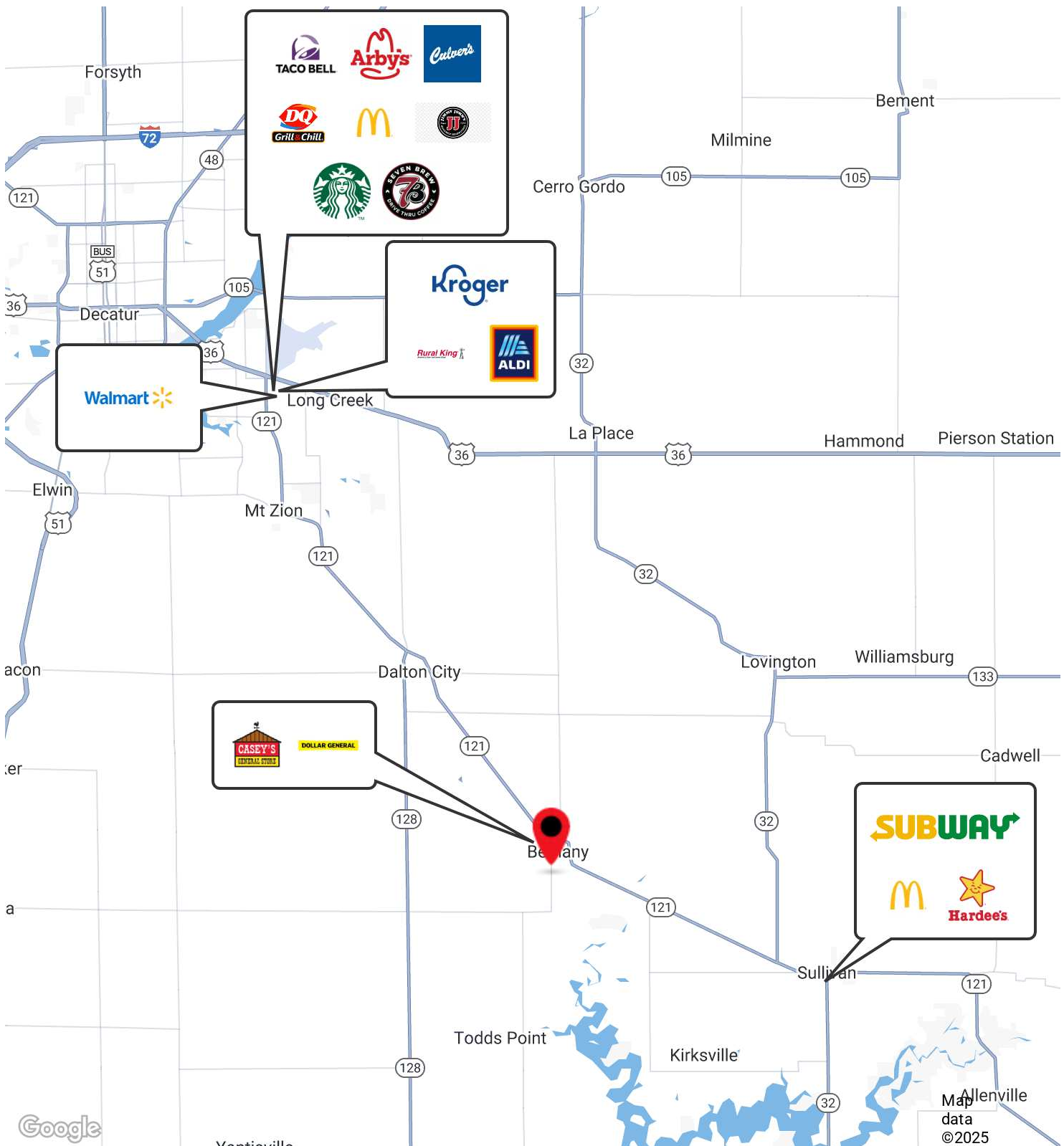
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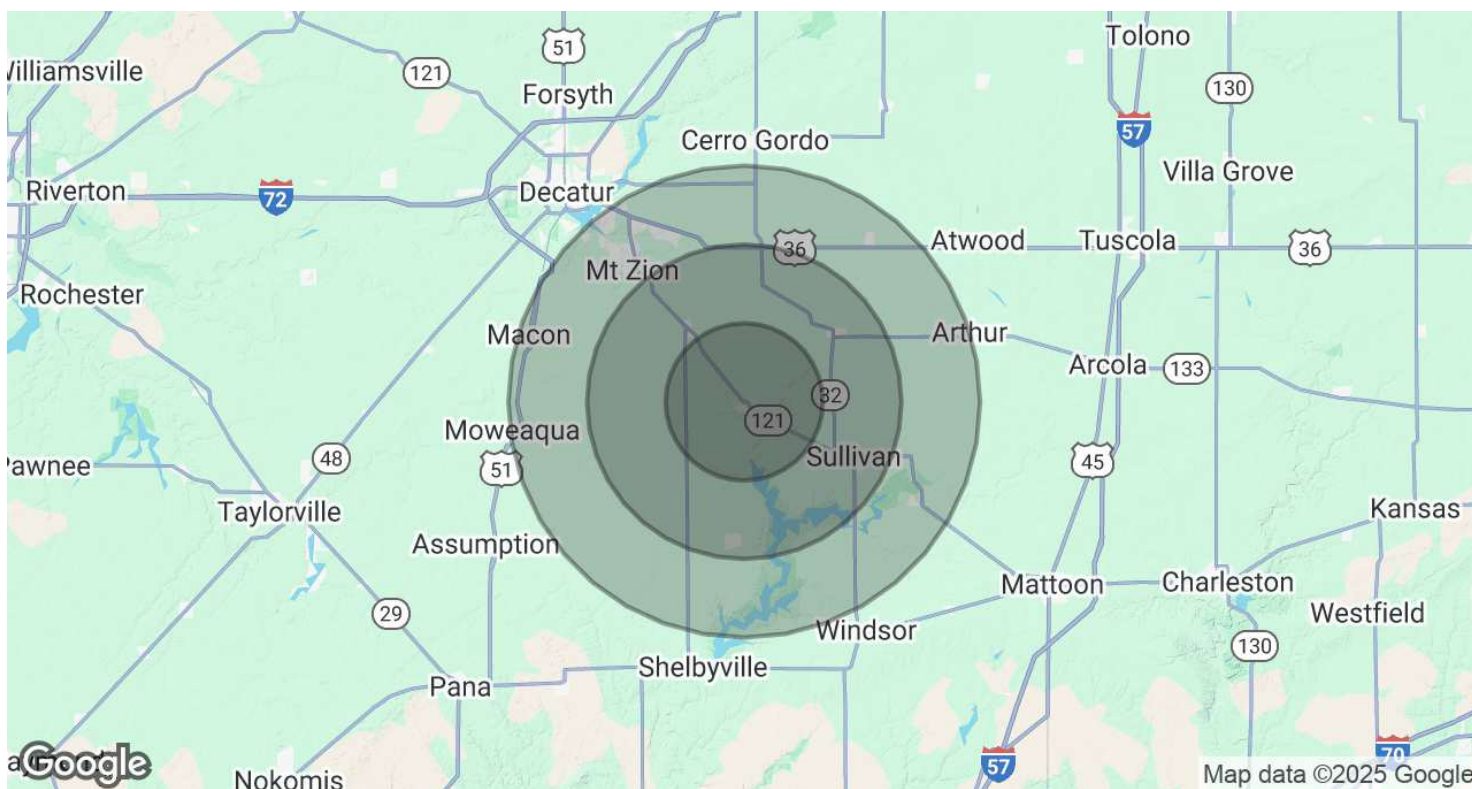
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	2,120	9,701	38,605
Average Age	44	43	43
Average Age (Male)	43	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	882	3,971	15,879
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$96,597	\$95,002	\$96,914
Average House Value	\$153,575	\$161,828	\$186,307

Demographics data derived from AlphaMap

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