

# SALE / LEASE 201 N BROADWAY AVE, URBANA, IL 61801

201 N Broadway Ave Urbana, IL 61801



## PROPERTY HIGHLIGHTS

- All equipment listed included in lease price
- All kitchen equipment included as listed
- Built in 1899, fully renovated
- Zoned B-4, TIF and EZ eligible
- Prime Urbana location, minutes to University of Illinois' campus
- Charming historic architecture

## OFFERING SUMMARY

Sale Price:	\$550,000
Lease Rate:	\$17.09 SF/yr (NNN)
Number of Units:	1
Available SF:	2,458 SF
Lot Size:	0.154 Acres
Building Size:	2,458 SF
Zoning:	B-4
APN:	91-21-08-457-015, 91-21-08-461-003, 91-21-08-461-013

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,839	34,703	54,043
Total Population	13,578	83,944	128,321
Average HH Income	\$66,270	\$63,182	\$75,764

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## PROPERTY DESCRIPTION

Positioned in the heart of downtown Urbana IL, this former restaurant property at 201 N Broadway Ave presents a rare opportunity to establish a high-visibility food and beverage concept in one of Central Illinois' most active commercial corridors. Located just minutes from the University of Illinois Urbana-Champaign campus, the site benefits from consistent foot traffic driven by students, faculty, and year-round community activity. The property features an existing restaurant layout, offering the opportunity to step into a fully built-out, character-rich space with proven community appeal. Featuring tall ceilings and an inviting, energetic atmosphere, the efficient space provides seating for approximately 55 guests across a mix of built-in booths, tables, and bar seating. A standout focal point is the art deco back bar and mahogany bartop, creating a warm and inviting guest experience. The front patio allows for additional seating for 16 in the warmer months. This restaurant has benefited from numerous recent upgrades, reducing immediate capital needs and making it truly turnkey for the next operator. Included in the offering is a 15-space parking lot directly across the street, a valuable amenity in a downtown setting. Surrounded by a mix of local retailers, entertainment venues, and residential density, this location is ideal for a wide range of concepts including fast casual, full-service dining, cafe, or specialty food use. With strong visibility along Broadway Avenue, with close proximity to key downtown anchors this is a prime opportunity to capitalize on Urbana's growing food scene and vibrant local economy. This property is within Urbana's TIF and Enterprise Zone districts.

## LOCATION DESCRIPTION

Located in downtown Urbana along Broadway Avenue just north of Main Street and minutes from the University of Illinois Urbana-Champaign campus, offering excellent visibility and access to active retail and entertainment corridors.

## EXTERIOR DESCRIPTION

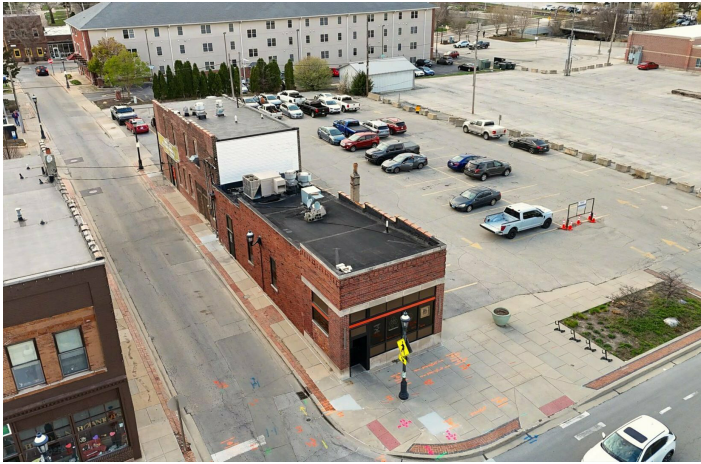
Brick

## PARKING DESCRIPTION

Included 15-space parking lot is across the street and suited for employees and patrons.

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## BUILDING INFORMATION

Occupancy %	0%
Tenancy	Single
Number of Floors	1
Average Floor Size	2,458 SF
Year Built	1899
Gross Leasable Area	2,458 SF
Free Standing	Yes
Number of Buildings	1



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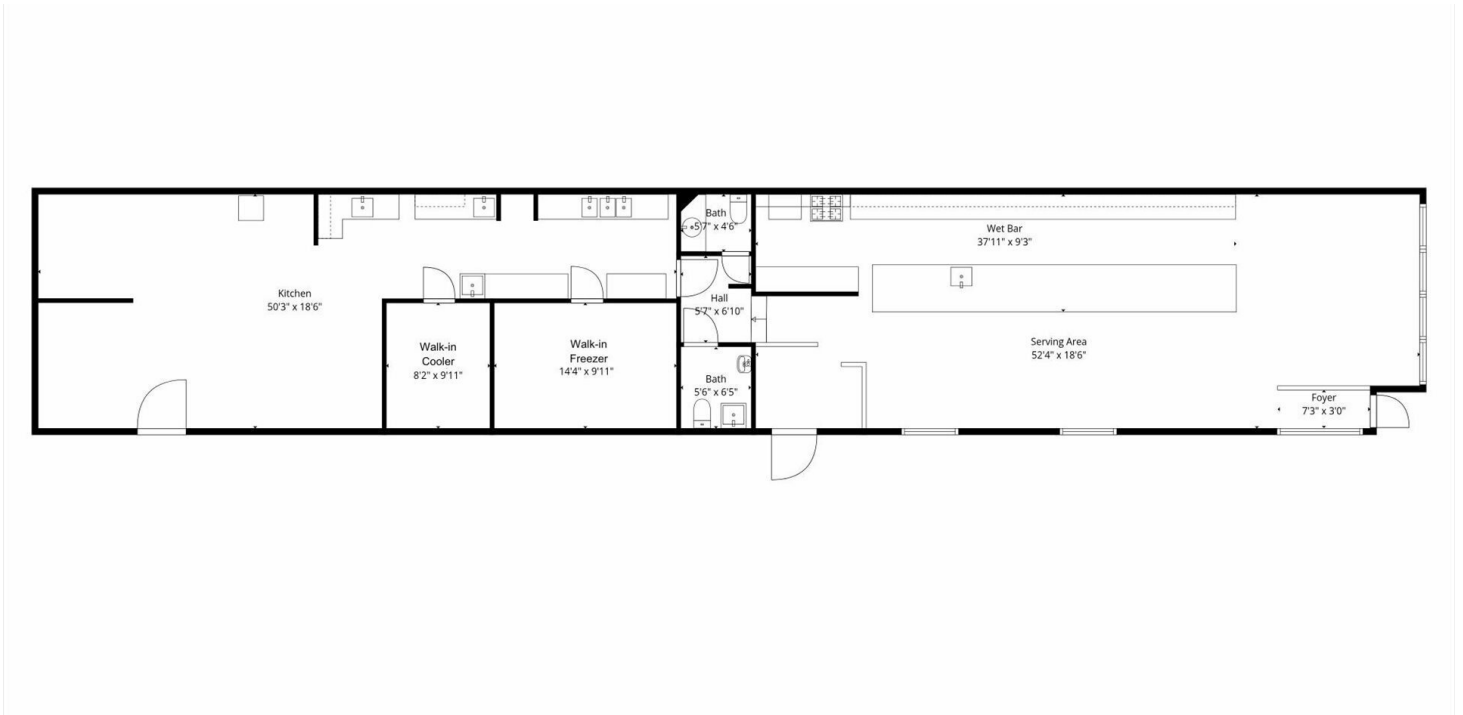
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## INCLUDED EQUIPMENT IN MAIN ROOM

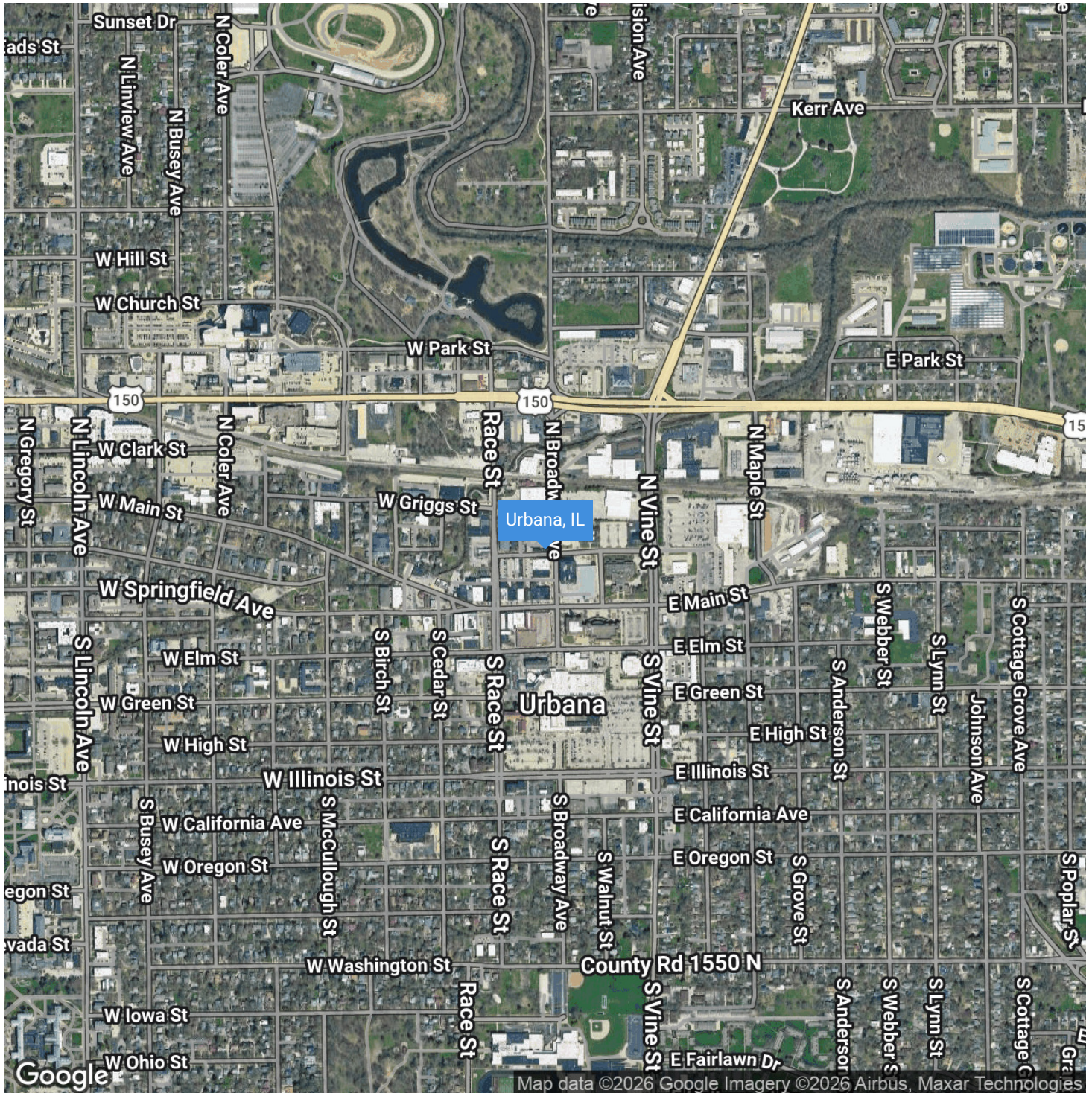
- Art Deco Back Bar, Mahogany Bartop, Booths and furniture
- (1) 6' bottle beer cooler, Pepsi fountain, Ice bin
- (4) 24" glass storage racks
- Bar dump sink with trash, Under bar storage cabinet, Under bar drain board
- Hand washing sink
- Under counter Hobart dishwashing machine
- (2) exhaust hoods in bar kitchen with ansul
- Pitco fryer
- (1) 48" electric griddle
- (1) 6' Delfield countertop refrigerator
- Various small wares and kitchen equipment available separately
- ALL CURRENTLY APPROVED BY C-UPHD

## INCLUDED EQUIPMENT IN PREP KITCHEN/STORAGE

- 3 compartment sink, grease trap
- Prep table with sink
- Prep Table with 2 burner induction cook top
- Hand washing sink
- Hobart pass through corner dish machine
- Ice machine
- 2 exhaust hoods
- Fly fan above kitchen door
- Walk-in cooler,
- Walk-in freezer
- Draft beer system with glycol pump included
- On demand hot water heat
- Smoker is NOT included

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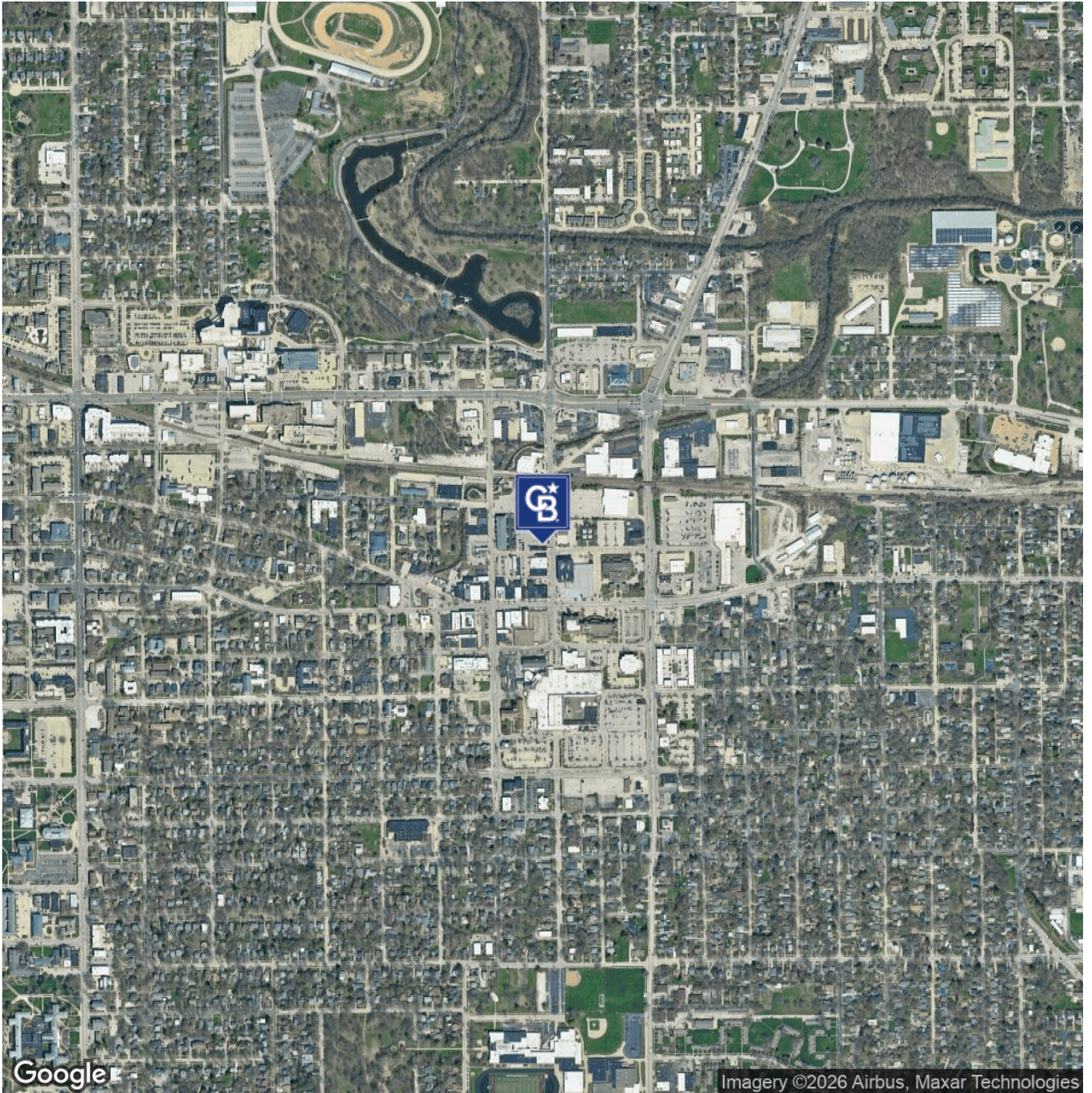
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## LOCATION DETAILS

County	Champaign
Township	Cunningham
Street Parking	Yes   Northwest Side of Street
Nearest Highway	US 150, I-74, I-57
Nearest Airport	Willard (KCFI)

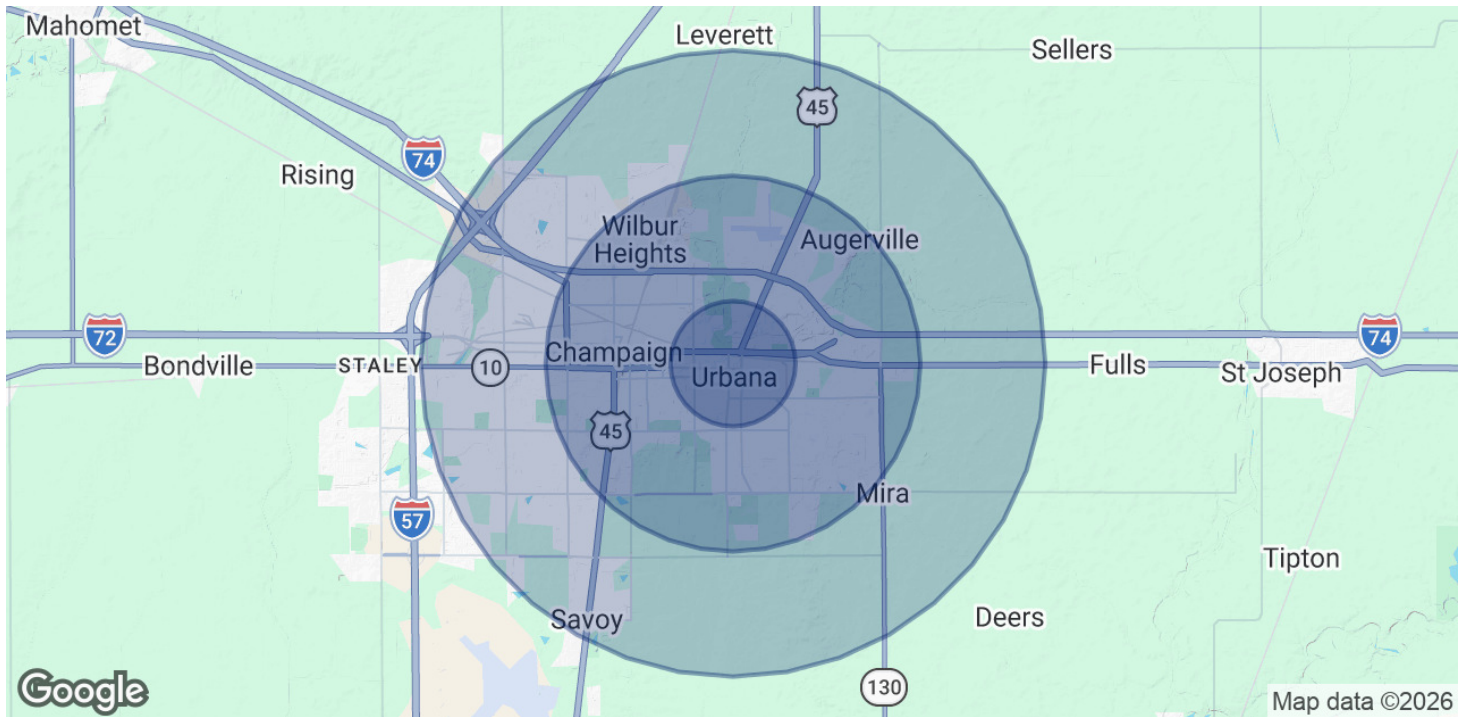
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,578	83,944	128,321
Average Age	28.3	29.9	32.8
Average Age (Male)	28.9	29.8	32.8
Average Age (Female)	27.3	30.5	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,839	34,703	54,043
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$66,270	\$63,182	\$75,764
Average House Value	\$185,751	\$172,838	\$193,129

2023 American Community Survey (ACS)

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

