

Stand alone Restaurant/Retail for Sale

927 South Route 51, Forsyth, IL 62535

LEASABLE SQUARE FOOTAGE: 7,118 SF +/-

LAND AREA: 1.13 ACRES

LEASE TYPE: ABSOLUTE NNN

DIVISIBLE



Trandai Realty, Inc
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Marketing Details:

- ✓ 7,118 SF free-standing restaurant
- ✓ Close to Hickory Point Mall
- ✓ Built-out with dining room, commercial kitchen, coolers, & storage
- ✓ Hood in place and there is ample parking for customers.
- ✓ Potential to re-brand restaurant
- ✓ Potential to rehab or redevelop
- ✓ On a key corner, this is a highly visible space in a prime commercial location with many national brands.
- ✓ Key corner adjacent to Harley Davidson and Buffalo Wild Wings
- ✓ Nearby businesses: Hobby Lobby, Kohl's, Lowe's, Red Lobster, Steak 'n Shake, McDonald's and more
- ✓ Traffic Count: 19,600 cars daily
- ✓ Land Area: 49,223 SF
- ✓ Zoning: B, part of TIF district
- ✓ Forsyth is a small but growing community located on the north side of Decatur. There is a strong commercial corridor located along US 51, close to I-72, that attracts local and national brands.

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Welcome to the Village of Forsyth

The Village of Forsyth is located at the intersection of US Route 51 and Interstate 72. With a population of approximately 3,500, Forsyth is an active community with excellent parks, quality shopping and dining, and family-friendly neighborhoods. Whether you live in Forsyth or are just stopping by, the area is sure to have everything you are looking for!

On behalf of the Village and the Board of Trustees, I would like to welcome you to the Village of Forsyth, where “Pride and Progress” is more than just a motto, it's a commitment to our community. We are dedicated to providing a warm community with honest transparency, diligent decision making, and comfort for everyone.

Forsyth is a wonderful place to live, do business, shop, dine and enjoy the community. We have top-rated schools, excellent streets, and welcoming residents. Our library and collection of outstanding parks, with trails for biking, walking and running provide ample entertainment for the entire family. We take great pride in our state-of-the-art water treatment plant and our law enforcement, who keep our Village safe and secure.

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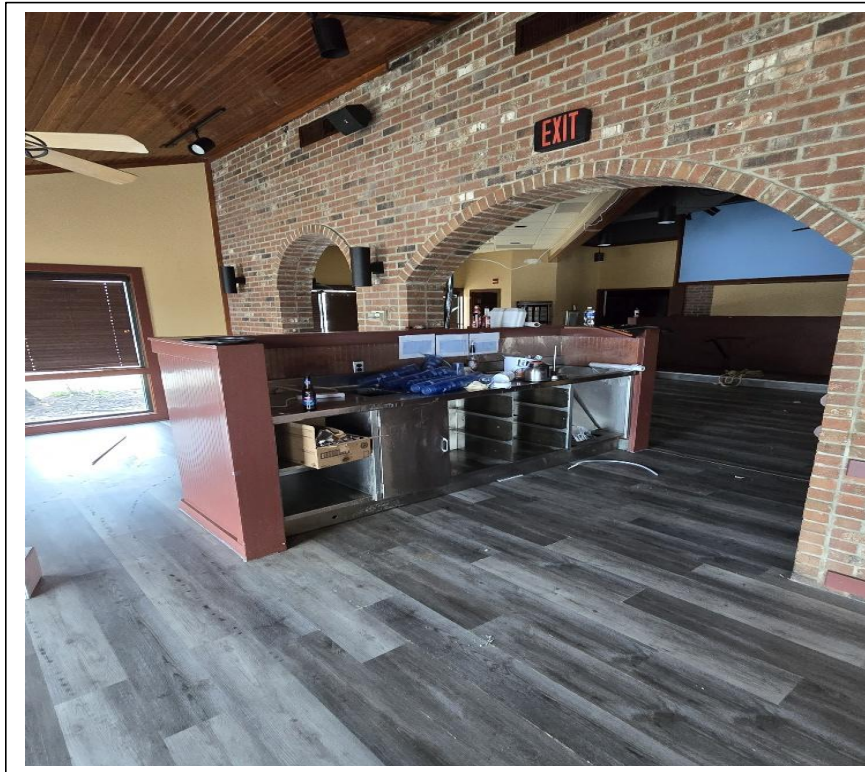
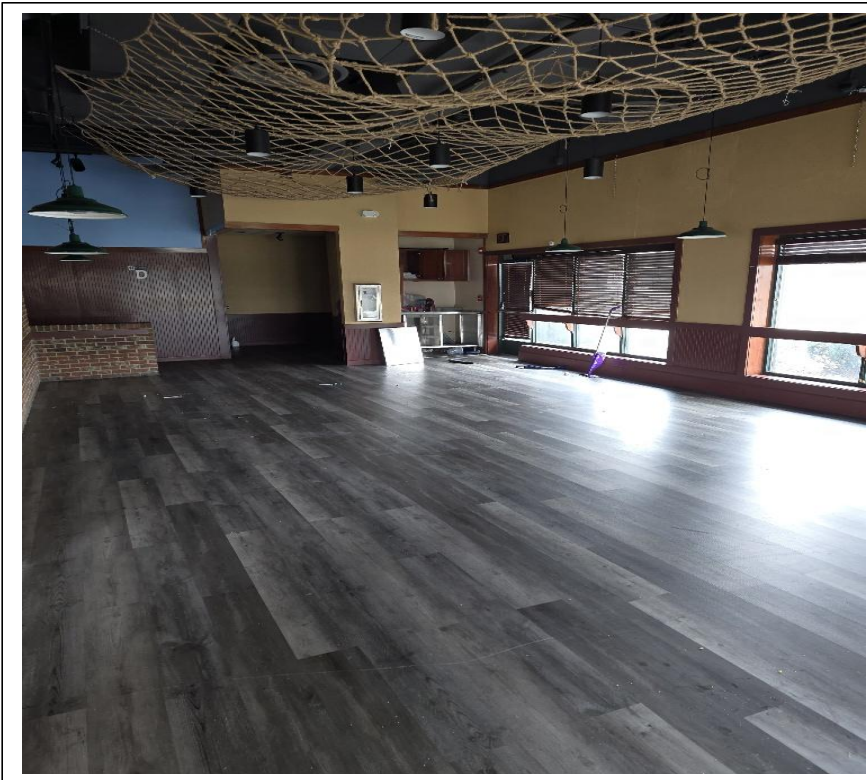
DEMOGRAPHICS:

Population	2 mile	5 mile	10 mile	Population By Race	2 mile	5 mile	10 mile
2010 Population	7,098	41,126	98,429	White	5,695	26,156	67,194
2023 Population	6,745	37,471	90,466	Black	500	8,956	18,573
2028 Population Projection	6,678	36,749	88,902	American Indian/Alaskan Native	15	139	269
Annual Growth 2010-2023	-0.40%	-0.70%	-0.60%	Asian	387	747	1,121
Annual Growth 2023-2028	-0.20%	-0.40%	-0.30%	Hawaiian & Pacific Islander	0	13	50
Median Age	44.8	40.9	41.1	Two or More Races	148	1,461	3,259
Bachelor's Degree or Higher	40%	18%	20%	Hispanic Origin	159	1,308	2,492
U.S. Armed Forces	0	0	43				
Income	2 mile	5 mile	10 mile	Households	2 mile	5 mile	10 mile
Avg Household Income	\$99,989	\$62,237	\$68,404	2010 Households	2,907	17,481	41,009
Median Household Income	\$64,104	\$42,155	\$49,515	2023 Households	2,755	15,912	37,604
< \$25,000	339	4,660	9,349	2028 Household Projection	2,726	15,598	36,922
\$25,000 - 50,000	787	4,557	9,643	Annual Growth 2010-2023	0.40%	-0.10%	-0.20%
\$50,000 - 75,000	406	2,400	6,296	Annual Growth 2023-2028	-0.20%	-0.40%	-0.40%
\$75,000 - 100,000	323	1,728	4,769	Owner Occupied Households	2,225	9,610	25,006
\$100,000 - 125,000	189	883	3,109	Renter Occupied Households	501	5,988	11,916
\$125,000 - 150,000	222	617	1,645	Avg Household Size	2.4	2.3	2.3
\$150,000 - 200,000	123	344	1,092	Avg Household Vehicles	2	2	2
\$200,000+	367	726	1,703	Total Specified Consumer Spending (\$)	\$90.4M	\$388.5M	\$991.5M

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