

FOR LEASE

Restaurant

2303 E Washington St., Suite 3



- Full Service Operating Restaurant
- Corner of Veteran's Parkway & Washington (across from State Farm Corporate)
- Traffic Count: 39,500 VPD on Veteran's
11,700 VPD on Washington
- Fully Remodeled in 2015
- Equipment for Sale—New in 2015
- Busy Strip Center—Plenty of Parking

PROPERTY DETAILS

Lease Price: \$14.00 sq. ft. (NNN)
(Annual Reconciliation)

Suite Size: 3,025* sq. ft.

Zoning: B-1

Other Tenants Include:
Jimmy Johns
Check into Cash
Sweet Temptations Cupcakes
Kevin's Nails
The Pass
Your CDB Store

For more Information Contact:

Greg Schrof

"Broker"

309/825-0101

greg@schrofcompanies.com

Pam Schrof Rieger

"Managing Broker"

815/250-2047

pam@schrofcompanies.com

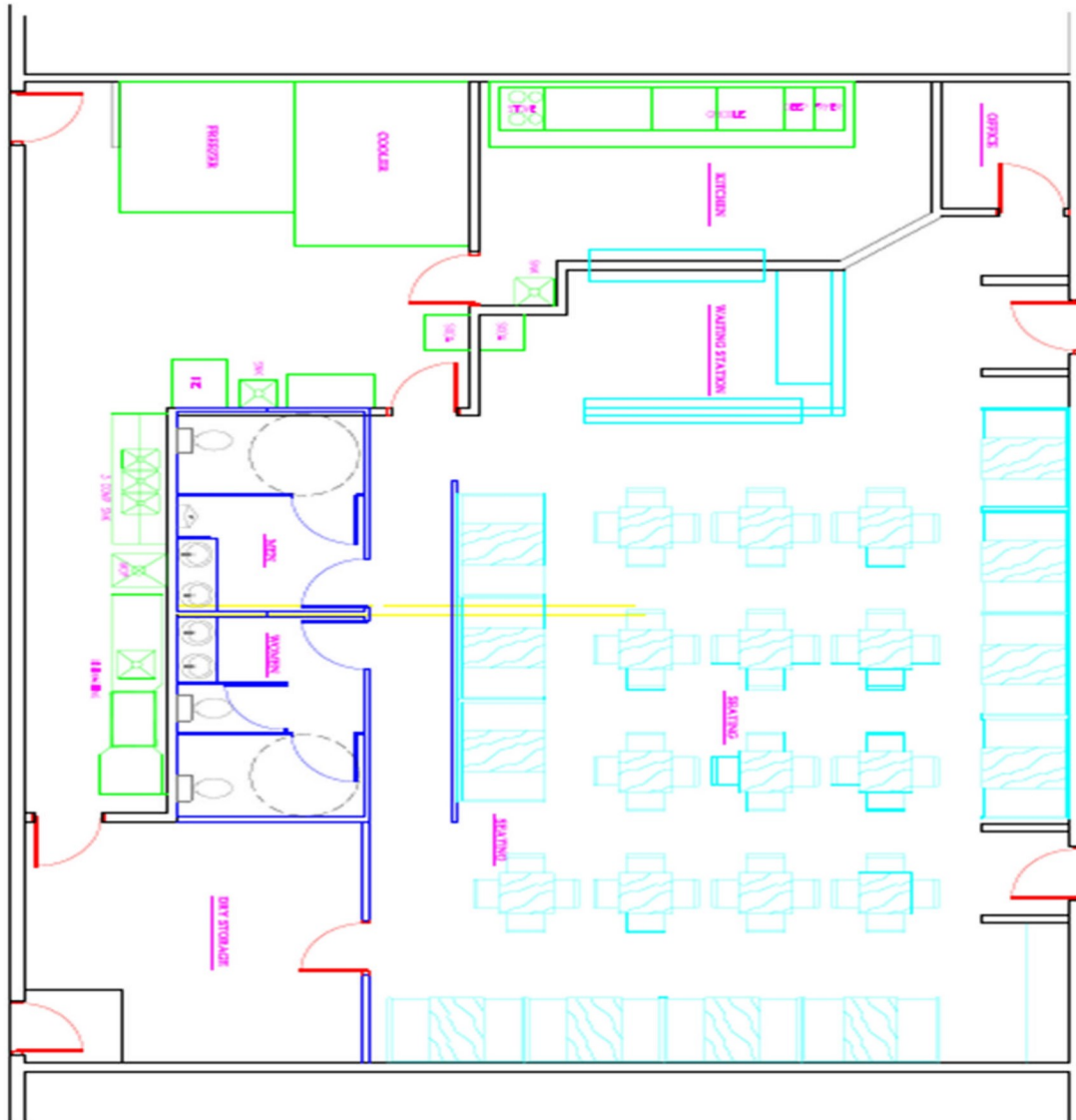
"Selling your Business
....is our business"

SCHROFCOMMERCIAL.COM
2303 E. Washington—Suite 5-A — Bloomington, IL 61704

Registered Business Brokers
Real Estate Services
Property Management

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1 Mile	3 Mile	5 Mile
9,780 Est. Population	65,748 Est. Population	108,126 Est Population
74,158 Est. Average Income	69,819 Est. Average Income	72,992 Est. Average Income
54,381 No. of Employees	97,118 No. of Employees	113,112 No. of Employees

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Equipment List 2303 E. Washington St. Suite 3 (4 Years Old except as noted below)

1 – 17' Hood with High Speed Exhaust Fan with Fired Gas Tempered Heated Makeup Supply and Ansul System
1 – 10' x 10' Walk-In Cooler with Cooling System Unit
1 – 10' x 8' Walk-In Freezer with Freezing System Unit
2 – 35 - 40 lb. 90,000 BTU Gas Fryers
2 – 36" Natural LP Gas Griddles (w/Stand)
1 – 24" Natural LP Gas Griddle (w/Stand)
1 – 36" Six Burner Gas Range with Oven
1 – 24" Four Burner Gas Range
1 – 23 Cubic Foot 1 Door Reach – in Cooler
1 – 23 Cubic Foot 1 Door Reach – in Freezer
1 – 12 Pan Capacity Sandwich Prep Refrigerator
1 – 8 Pan Capacity Sandwich Prep Refrigerator
1 – Full Size Electric Single Convention Oven with Exhaust Hood
1 – 20 qt. Mixer and Stand (6 months old)
1 – 5 Well Electric Steam Table
1 – Large Bin Capacity Ice Machine
1 – Wash and Rinse Booster Heater Dishwasher Machine with Exhaust Hood
1 – 1 Well Compartment Sink
1 – 3 Well Compartment Sink
3 – Boos Hand Sinks (6 months old)
1 – 8 Flavor Soda Machine Model (6 months old)
4 – 6x4x2 Wire Shelving Racks (6 months old)
2 – 50 Gallon Water Heaters (6 months old)
Tables, Booths and Chairs (for 100 seating capacity)
Miscellaneous Pans, Shelves, Plates, Etc.

~~\$145,000~~

\$99,900

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