



# 900 Riverside Drive

is being offered at

# \$1,250,000

### PROPERTY DESCRIPTION

Excellent restaurant opportunity in downtown East Peoria. This freestanding, updated, 6,932 sq. ft. restaurant is in a very busy shopping center just off of I-74, next to Chilli's and Texas Road House, with the center anchored by Bass Pro Shops and Walmart. Nearby businesses include Lowe's, Target, Costco, Holiday Inn and the Levee District shopping center. All furniture, fixtures and equipment (FF&E) are included in the sale and the existing restaurant business, Social Taco - Mexican Restaurant, could be sold as well (currently has liquor license). The site features 95 parking spaces and 200' of frontage. The restaurant currently has seating for 82 that could easily be expanded to 120, and the kitchen equipment includes fryers, grill, flat top, stove, walk in cooler to walk in freezer, beer cooler/storage, POS systems and screens, prep stations/line, and more. The restaurant can also be leased.

### LISTING METRICS

<b>2005</b> BUILT	<b>6,932</b> TOTAL SQUARE FEET
<b>\$29,848</b> 2023 TAXES	<b>48 x 122</b> DIMENSIONS
<b>C-1</b> ZONING	<b>\$180</b> PRICE / SF

**Mike O'Bryan**

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## PROPERTY DESCRIPTION

### LOCATION INFORMATION

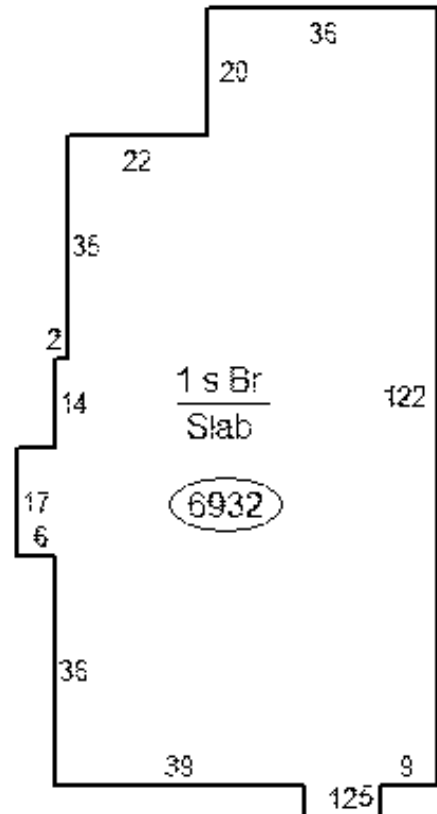
<b>ADDRESS</b>	900 Riverside Drive
<b>CITY / STATE / ZIP</b>	East Peoria, IL 61611
<b>PARCEL ID</b>	01-01-29-203-004
<b>LOT ACRES</b>	1.18

### BUILDING INFORMATION

<b>PROPERTY TYPE</b>	Restaurant / Bar
<b>PROPERTY DIMENSIONS</b>	48' x 122'
<b>TOTAL GROSS SF</b>	6,932
<b>STORIES</b>	1
<b>TOTAL UNITS</b>	1

### TAX INFORMATION (2023)

<b>TAXABLE VALUE</b>	\$308,330
<b>ANNUAL PROPERTY TAX</b>	\$29,848
<b>TAX CLASS</b>	01013
<b>TAX RATE</b>	9.68053%



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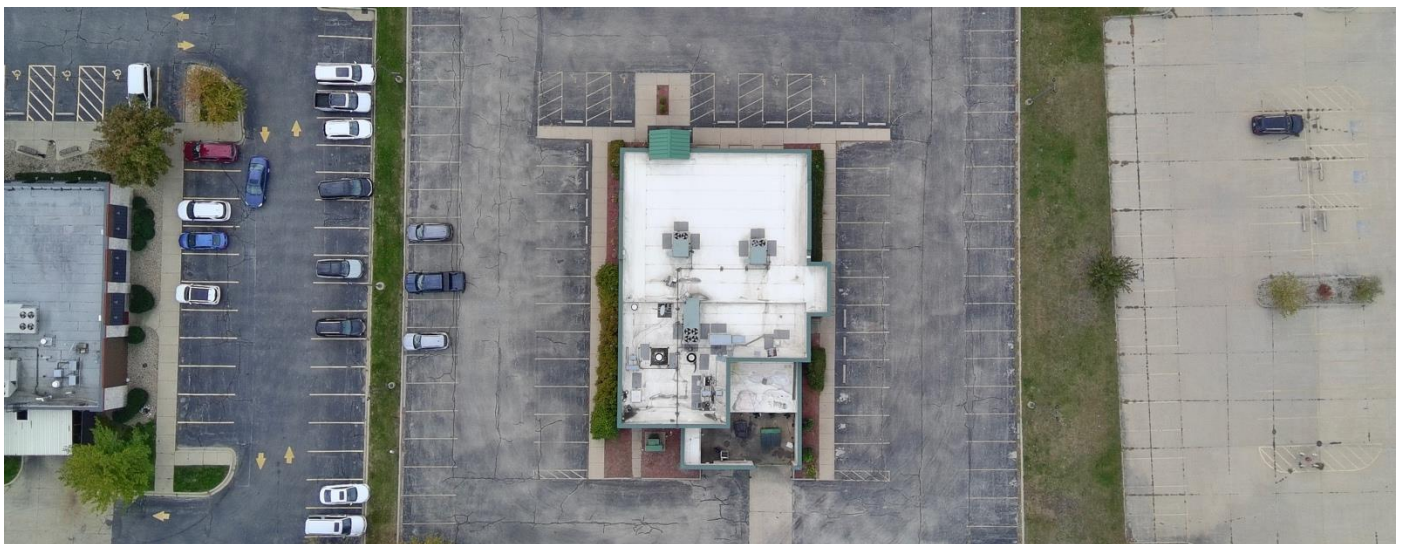
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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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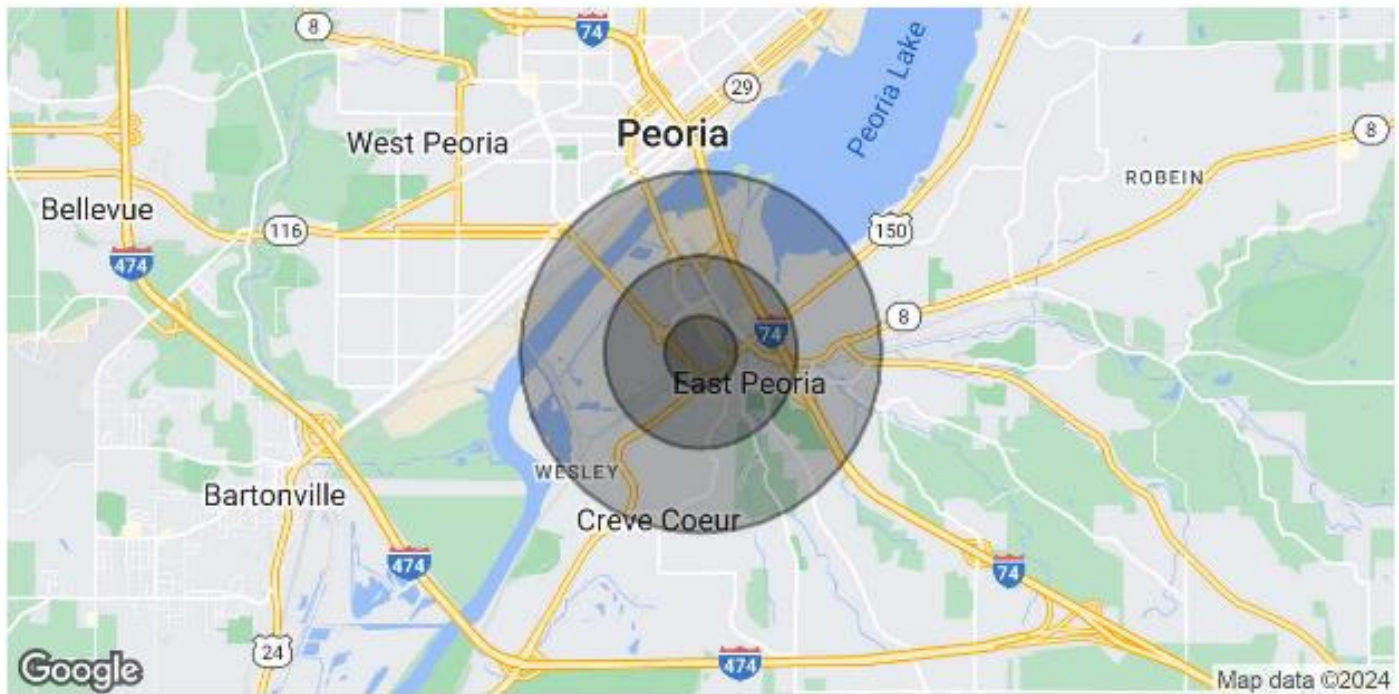
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## DEMOGRAPHICS MAP & REPORT – EAST PEORIA, IL



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.8 MILES</b>	<b>1.5 MILES</b>
Total Population	162	1,723	5,488
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.8 MILES</b>	<b>1.5 MILES</b>
Total Households	77	805	2,465
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$62,441	\$62,173	\$69,537
Average House Value	\$150,465	\$148,912	\$141,070

*Demographics data derived from AlphaMap*

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