



1301 W Garfield Avenue

is being offered at

\$14.00 / SF

PROPERTY DESCRIPTION

The O'Bryan & Ball Commercial Team has been exclusively retained to lease 1301 W Garfield Avenue – a restaurant property located in the Bartonville Square / Krogers Shopping Center. The restaurant lease includes all furniture, fixtures, and equipment (FFE). The space total 2,967 SF and measures 35' x 60'. The restaurant was most recently Good Tequilas Mexican Restaurant. Other tenants in the center include Krogers, Q Nails, Pizza Hut, McDonald's, and Big Mike's Donuts. The center also benefits from abundant parking w/ 377+ total spaces.

LISTING METRICS

2,967
TOTAL SQUARE FEET

C-3
ZONING

NET
LEASE TYPE

\$3.36/SF
PASSTHROUGH

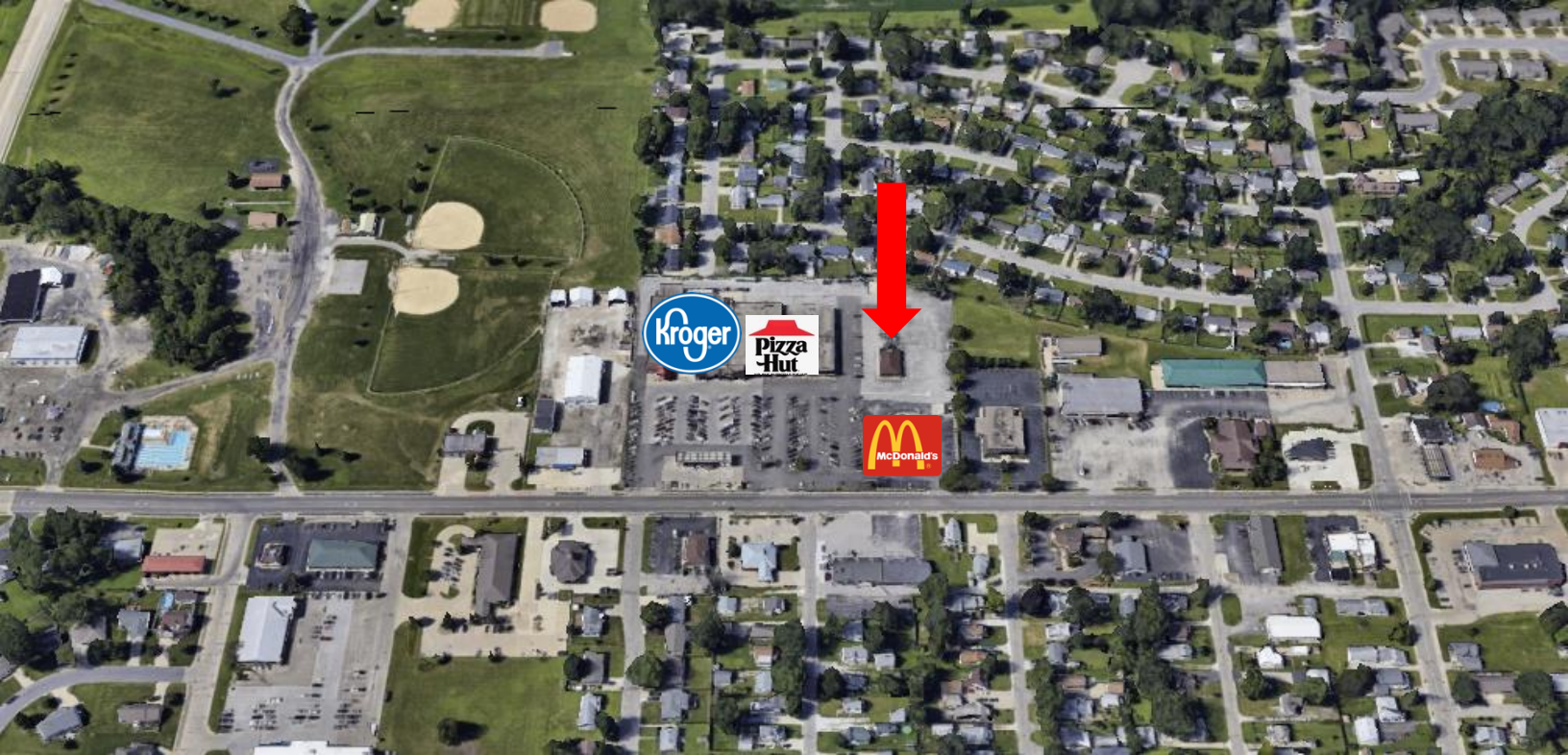
ABUNDANT PARKING
377+ SPOTS

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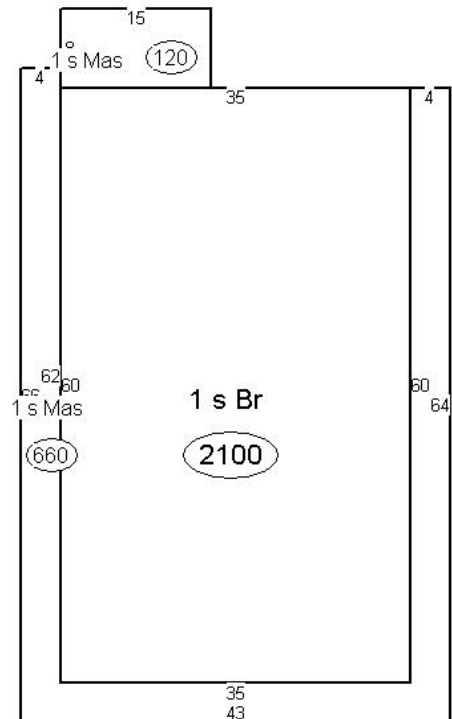
PROPERTY DESCRIPTION

LOCATION INFORMATION

ADDRESS	1351 W Garfield Ave
CITY / STATE / ZIP	Bartonville, IL 61607
PARCEL ID	1726182029
LOT DIMENSIONS	120' x 185'
LOT ACRES	0.51
ZONING	C-3

BUILDING INFORMATION

PROPERTY TYPE	Restaurant / Bar
PROPERTY DIMENSIONS	35' x 60'
STORIES	1
TOTAL GROSS SF	2,967
BATHROOMS	2



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COMMERCIAL REAL ESTATE

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All information contained herein is deemed reliable but not guaranteed. Each office is independently owned and operated
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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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