

Vacant Restaurant + Bar

327 E Main Street, West Frankfort, IL 62896

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

Exclusively Listed By



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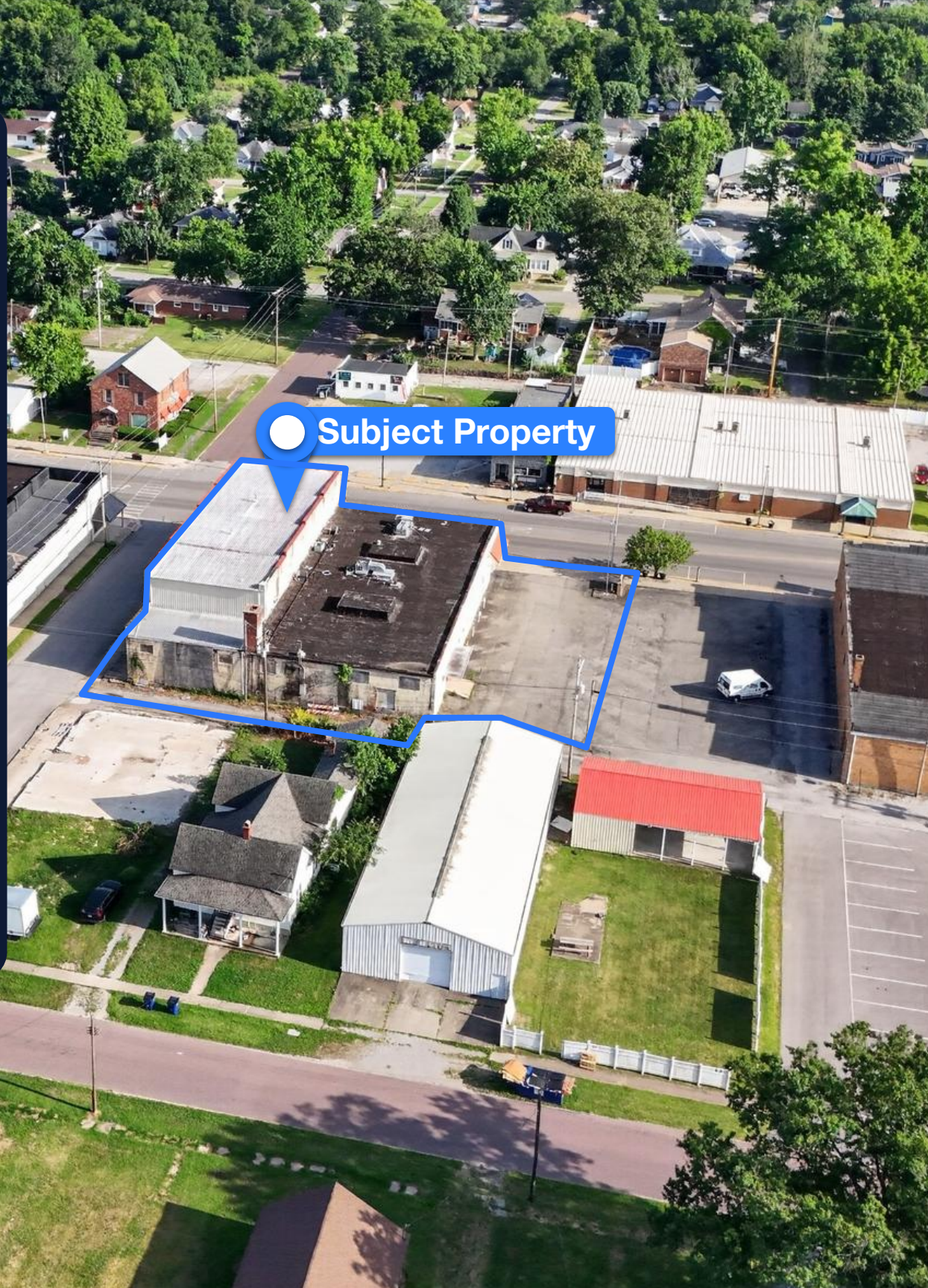
Broker of Record

Broker Lic. No.: 471021676 (IL)

Firm Lic. No.: 478027547 (IL)

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● **Subject Property**



Property Overview

Vacant Restaurant + Bar
327 E Main Street West Frankfort, IL 62896



Investment Highlights

Contact Broker
For Additional Information

\$150,000
List Price

±16,800 SF
GLA

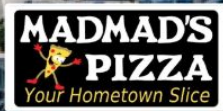
1972/2011
Year Built/Renovated

±0.41 AC
Land Area

Property Highlights

- **Prime Main Street Position with I-57 Access:** Fronts E Main Street (IL Route 149) at 10,855+ VPD, with the I-57 interchange (38,000+ VPD) less than a mile away.
- **Established Retail Trade Area:** Anchored by the Kroger-, Dollar Tree-, and Ollie's-anchored West Frankfort Plaza, drawing 862,000+ annual visitors.
- **Owner-User or Redevelopment Play:** Works both ways: an operator moves in and opens fast on the existing kitchen and bar, or an investor repositions the building and site for a new use. Main-corridor location near I-57 with a low cost of entry fits both.
- **Kitchen and Bar Already Built In:** Full commercial kitchen and bar already in place. A new operator skips the most expensive, time-consuming part of any restaurant buildout and opens faster.
- **Flexible for Many Uses:** Size, parking, and open layout suit far more than a restaurant: event space, brewery, medical office, fitness studio, church, daycare, or entertainment venue.





E Main St ± TO 855 VPD

149

Subject Property

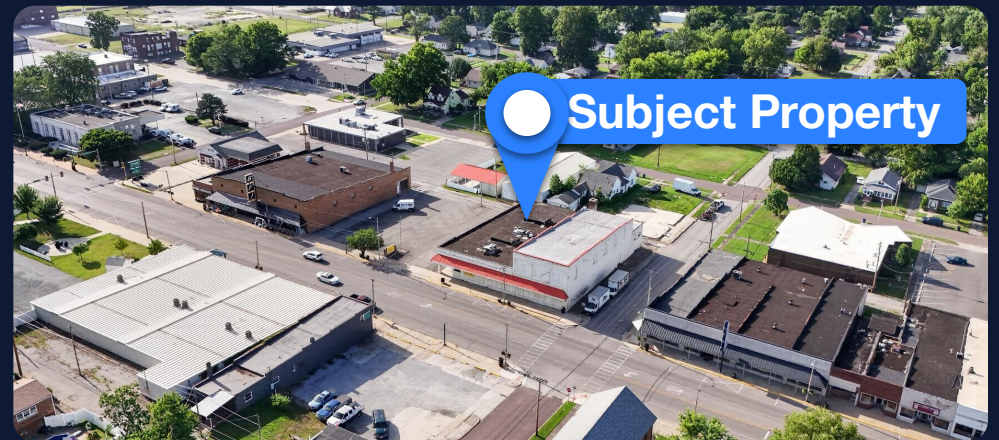
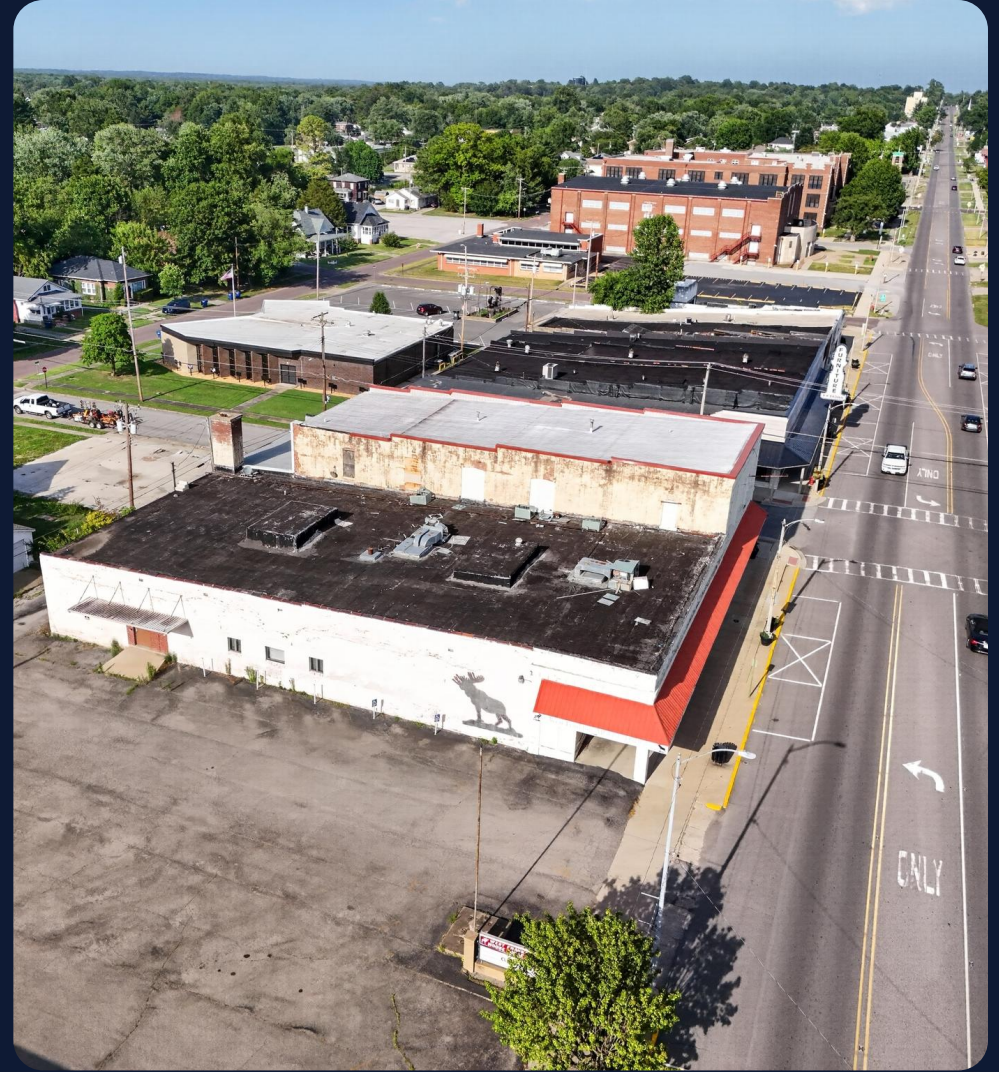


E Main St ± 10,855 VPD

149



Property Photos

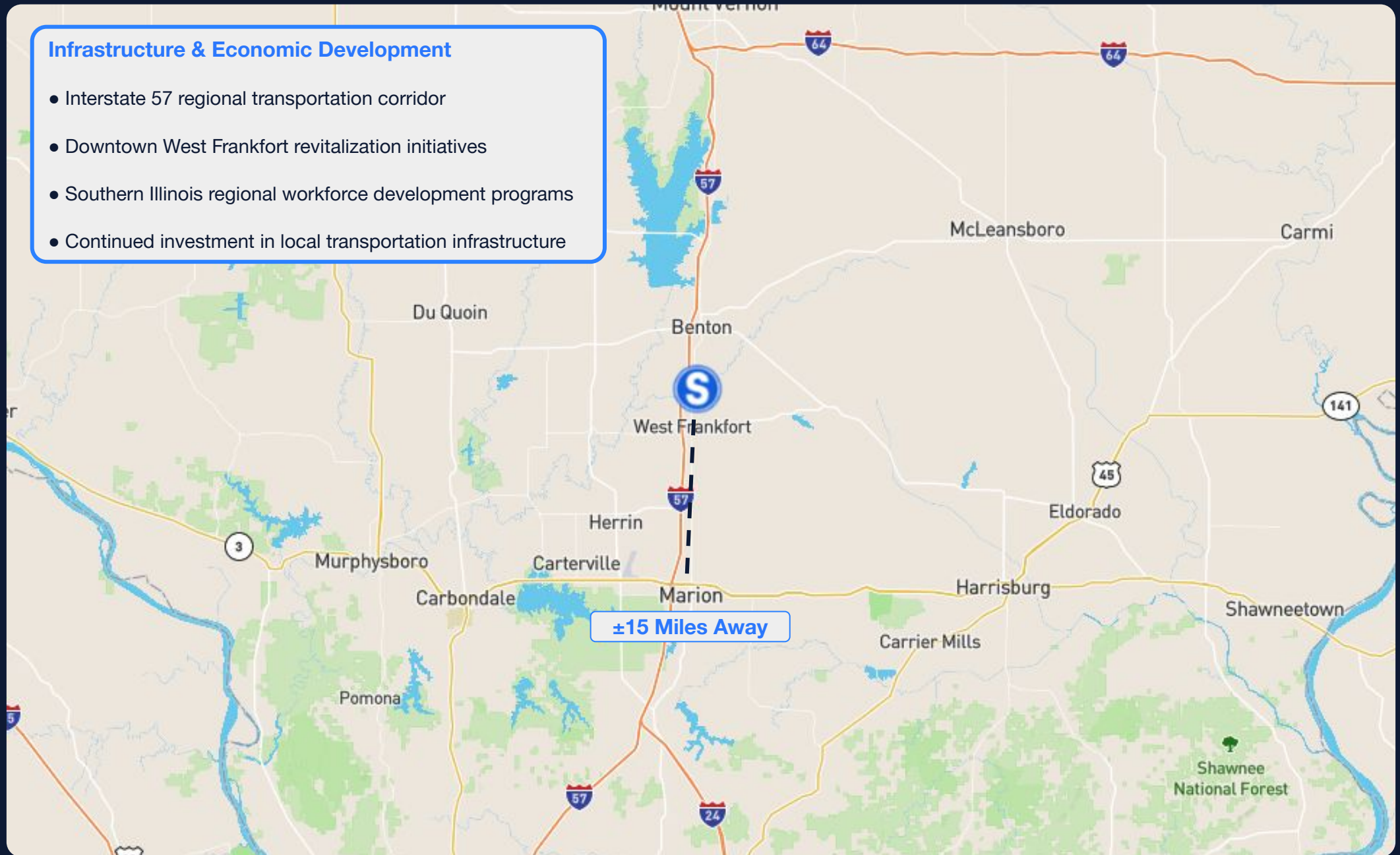


Market Overview

Vacant Restaurant + Bar
327 E Main Street West Frankfort, IL 62896

Infrastructure & Economic Development

- Interstate 57 regional transportation corridor
- Downtown West Frankfort revitalization initiatives
- Southern Illinois regional workforce development programs
- Continued investment in local transportation infrastructure



West Frankfort , IL

Market Demographics

12,103

Total Population

\$47,898

Median HH Income

2,800

Employed Population

39

Median Age

\$119M+
Annual Retail Sales

±15 Miles
Marion, IL

**±900,000 Annual
Passengers**
Veterans Airport of Southern Illinois

Local Market Overview

West Frankfort serves as a regional commercial center for eastern Franklin County in Southern Illinois. Located along Illinois Route 149 and just minutes from Interstate 57, the community benefits from convenient regional connectivity to Marion, Carbondale, Benton, and neighboring trade areas. The local economy is supported by healthcare, retail, manufacturing, education, and public sector employment, creating steady consumer demand for neighborhood-serving retail businesses. The city's historic downtown remains an important destination for local shopping, dining, professional services, and community events, while affordable housing and a comparatively low cost of living continue to attract long-term residents.

For retail investors, West Frankfort offers an opportunity to serve an established customer base with limited direct competition compared to larger metropolitan markets. Daily traffic generated by nearby schools, healthcare providers, government offices, and neighborhood retail supports local businesses throughout the year. The surrounding Southern Illinois region draws consumers from multiple rural communities, expanding the property's trade area beyond city limits.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	9,635	12,047	50,728
Current Year Estimate	9,656	12,103	50,821
2020 Census	9,529	12,109	50,849
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	4,212	5,235	21,703
Current Year Estimate	4,220	5,258	21,746
2020 Census	4,156	5,253	21,768
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$64,009	\$66,348	\$69,268

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **327 E Main Street West Frankfort, IL 62896** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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